



Tompkins County Clerk Recording Page

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LEVENE GOULDIN & THOMPSON

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **EASEMENT**

Receipt Number: 19-226458

Grantor (Party 1)

VTT LLC

Grantee (Party 2)

TOWN OF DRYDEN

Fees

Recording Fee	\$20.00
TP-584 Form Fee	\$5.00
Pages Fee	\$20.00
State Surcharge	\$20.00
Total Fees Paid:	\$65.00

Transfer Amt: \$0.00

Instrument #: 2019-02660
Transfer Tax #: 001386

State of New York
County of Tompkins

Recorded on March 20th, 2019 at 3:32:59 PM with a
total page count of 4.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

PERMANENT EASEMENT FOR PEDESTRIAN USE

THIS INDENTURE, made this 14th day of March, 2019, between VTT, LLC, a New York Limited Liability Company with its principal office at 26 Quarry Road, Ithaca, NY 14850, ("Grantor"), and the Town of Dryden, a municipal corporation having its Town Hall at 65 East Main Street, Dryden, New York, 13053 ("Grantee").

WITNESSETH: Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant, remise, relinquish and release unto the Grantee, its successors and assigns, for the benefit of the public, a permanent EASEMENT AND RIGHT OF WAY for pedestrian travel over and across the property of the Grantor situate in the Town of Dryden, County of Tompkins and State of New York as more shown on a survey map entitled, "Subdivision Map Showing Portion on Lands of VTT, LLC, Located on Dryden Road & Freese Road, Town of Dryden, Tompkins County, New York" as prepared by T.G. Miller, P.C., dated December 10, 2018, and revised January 7, 2019, a copy of which map was filed in the Tompkins County Clerk's Office on March 1, 2019 as Instrument #2019-01980 (the "Subdivision Map"). The easement and right-of-way hereby granted shall be over the following sidewalks shown on sheet L101 attached to the Subdivision Map:

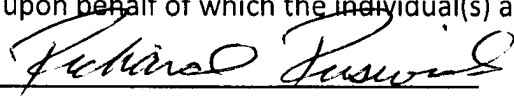
Beginning at the intersection of the westerly line of Dryden Road (NYS Rte. 366) and the northerly line of Freese Road; running thence parallel to Freese Road and along the southerly boundaries of Lots 1 and 15 as shown on the Subdivision Map; running thence on a curve to the right along the boundary line of Lot 15 as shown of the Subdivision Map; thence along the western boundaries of Lots 15, 14, 13, and 11 as shown on the Subdivision Map; thence continuing along the same course and continuing on a curve to the left until such sidewalk intersects with the twenty-foot right of way described below, including any walkways or steps from such sidewalk to Freese Road and/or the twenty-foot right of way. It is the intent that this easement shall only be along the southerly and westerly exterior of the subdivision and no public right of way is given over any interior sidewalks or other facilities or lands of the Varna Tiny Timber Homeowners' Association, Inc. This section of the right of way shall be the width of the affected sidewalks and steps as actually constructed; provided, however, that this easement shall not extend into nor affect any of the lots numbered 1-15 as shown on the Subdivision Map. The easement shall then continue over a private drive as actually constructed within the twenty-foot right of way from the above-described intersection point to the northerly street line of Freese Road. The width of this easement shall be the width of the private drive as actually constructed.

STATE OF NEW YORK)

) ss:

COUNTY OF TOMPKINS)

On the 14th day of March in the year 2019, before me, the undersigned, personally appeared Nickolas V. Bellisario, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

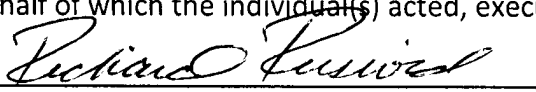
RICHARD P. RUSWICK
Notary Public, State of New York
No. 4861310
Qualified in Tomkins County
Commission Expires May 12, 2022

STATE OF NEW YORK)

) ss:

COUNTY OF TOMPKINS)

On the 14th day of March in the year 2019, before me, the undersigned, personally appeared Ormsby Dolph, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.




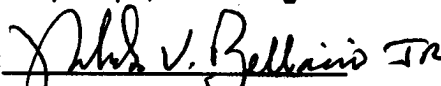
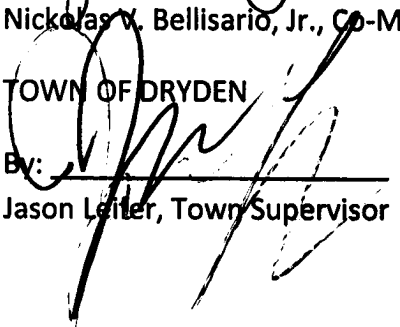
Notary Public

RICHARD P. RUSWICK
Notary Public, State of New York
No. 4861310
Qualified in Tomkins County
Commission Expires May 12, 2022

The twenty-foot easement mentioned above is the same as shall be granted to the Varna Tiny Timber Homeowners' Association, Inc. It shall be twenty-feet in width centered on the gravel drive as constructed and shall be located approximately within the area shown as "Proposed Gravel Drive" on the Subdivision Map, except that this easement shall terminate at the location of the vehicular swing gate as constructed, the approximate location which is shown on Sheet L101 attached to the Subdivision Map. The vehicular swing gate will be constructed so that it in no way prohibits access from the Freese Road to the designated parking areas or to the sidewalks or steps intersecting the twenty-foot easement to the right of way granted herein.

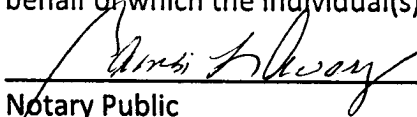
In Witness Whereof, the undersigned have hereunto signed on the day and year first above written.

In Presence of:

VTT, LLC
By: 
Ormsby Dolph, Co-Manager
By: 
Nicholas V. Bellisario, Jr., Co-Manager
TOWN OF DRYDEN
By: 
Jason Leiter, Town Supervisor

STATE OF NEW YORK)
) ss:
COUNTY OF TOMPKINS)

On the ^{14th} day of March in the year 2019, before me, the undersigned, personally appeared ~~Ormsby Dolph~~ ^{Jason Leiter}, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

BAMBI L. AVERY
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01AV4634073
QUALIFIED IN TOMPKINS COUNTY
MY COMMISSION EXPIRES JUNE 30, 2022