

## **IRREVOCABLE OFFER OF DEDICATION OF WATER MAIN FACILITIES**

This IRREVOCABLE OFFER OF DEDICATION made as of the \_\_\_ day of \_\_\_ 20\_\_\_, is by and between MY FOUR DGHTR'S REALTY CORP., having an office at 5-44 47<sup>th</sup> Avenue, Long Island City, New York, 11101 (hereinafter the "Grantor" or "Owner"), and the CITY OF BEACON, a municipal corporation organized and existing under the laws of the State of New York, with its principal office located at One Municipal Plaza, Suite One, Beacon, New York, 12508 (hereinafter the "Grantee" or "City").

In consideration of Ten Dollars (\$10.00) paid by the Grantee to the Grantor and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is covenanted and agreed as follows:

1. The Grantor herein delivers to the City a Bill of Sale for certain water main facilities to be conveyed and accepted, which are more fully described in Exhibit A annexed hereto, said delivery constituting a formal Irrevocable Offer of Dedication to the City, to be held by the City until the acceptance or rejection of such Irrevocable Offer of Dedication by the City.
2. The Grantor agrees that such formal Irrevocable Offer of Dedication is irrevocable and can be accepted by the City at any time.
3. The execution and delivery of this Irrevocable Offer of Dedication shall impose no obligation by the City to accept such Irrevocable Offer of Dedication.
4. This Irrevocable Offer of Dedication shall run with the land and be binding upon the Grantor, its successors and assigns.
5. This Irrevocable Offer of Dedication was executed on behalf of the Grantor pursuant to the Resolution of the Planning Board of the City of Beacon duly adopted on October 11, 2017 (and dated November 14, 2017) granting Site Plan Approval for property located at 123

Rombout Avenue and designated on the Tax Map of the City of Beacon as Parcel ID: 5954-35-794799.

**IN WITNESS WHEREOF**, the Grantor has executed and delivered this Irrevocable Offer of Dedication on the day and year set forth above.

**GRANTOR:**

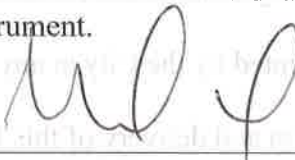
**MY FOUR DGHTR'S REALTY CORP.**

By:   
Name: Phaedra Kazanas  
Title: President

**ACKNOWLEDGEMENT**

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

On the 23<sup>rd</sup> day of April, 2020, before me, the undersigned, personally appeared Phaedra Kazanas, personally known to me or proved to me on the basis of the satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

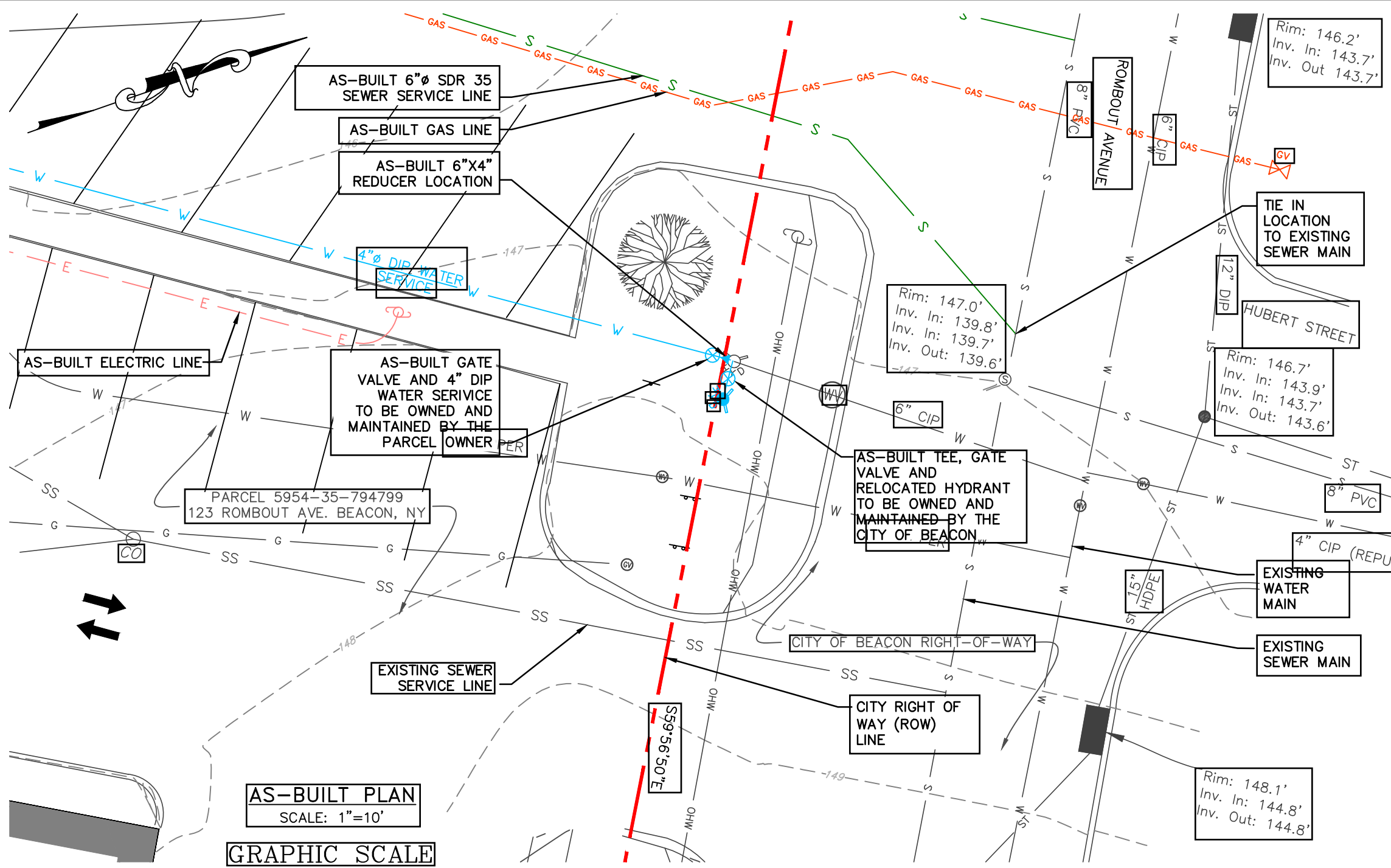
NICHOLAS KORDAS  
Notary Public, State of New York  
No. 02K04903004  
Qualified in Nassau County  
Commission Expires July 27, 20 21

## **EXHIBIT A**

### **Description of Water Main Facilities**

All water main facilities installed within the City's right-of-way as shown on the as-built plan, annexed hereto, entitled "As-Built Plan 123 Rombout Avenue" (Title: AB-1), dated September 16, 2019 as prepared by Hudson Land Design Professional Engineering P.C., specifically including the facilities identified as "as-built tee, gate valve and relocated hydrant to be owned and maintained by the City of Beacon".

[Please see attached PDF of as-built plan]



**LEGEND:**

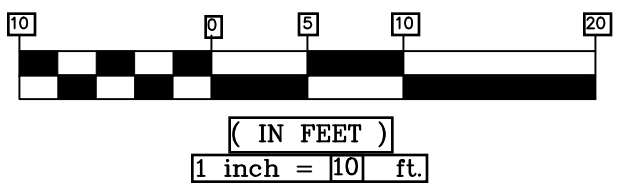
- EXISTING PROPERTY (ROW) LINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING SEWER SERVICE LINE
- EXISTING GAS SERVICE LINE
- EXISTING STORMWATER LINE
- AS-BUILT WATER SERVICE LINE
- AS-BUILT SEWER SERVICE LINE
- AS-BUILT ELECTRIC UTILITY LINE
- AS-BUILT GAS SERVICE LINE
- EXISTING SANITARY MANHOLE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- AS-BUILT ELECTRIC UTILITY POLE
- AS-BUILT GAS GATE VALVE
- AS-BUILT WATER GATE VALVE
- AS-BUILT FIRE HYDRANT

**MAP REFERENCE:**

1. MAP ENTITLED "HIGHWAY BOUNDARY PLAN - BEACON ARTERIAL" S.H. #85-1 PREPARED BY DENNIS E. WALDEN AND DATED JULY 13, 2000 AND ON FILE WITH N.Y.S.D.O.T.
2. MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR MARK DEFABIO" PREPARED BY DENNIS E. WALDEN AND FILED IN THE DUTCHESS COUNTY CLERKS OFFICE ON DECEMBER 30, 1986 AS MAP NO. 7863.
3. SURVEY PREPARED BY T.E.C. LAND SURVEYORS COMPLETED SEPTEMBER 25, 2016.
4. AS BUILT LOCATIONS OF INSTALLED WATER, SEWER, GAS AND ELECTRIC BY GARY LaTOUR L.S.

AS-BUILT PLAN  
SCALE: 1"=10'

GRAPHIC SCALE



**PARCEL OWNER - 123 ROMBOUT AVE:**

MY FOUR DAUGHTERS REALTY CORP.  
5-44 74TH AVE.  
LONG ISLAND CITY, NEW YORK 11101  
TAX ID: 5954-35-794799

DRAWN BY: DRAWN      CHECKED BY: CHECK

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



**HUDSON LAND DESIGN**  
PROFESSIONAL ENGINEERING P.C.  
174 MAIN ST., BEACON, NEW YORK 12508  
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550  
PH: 845-440-6926  
F: 845-440-6637

AS-BUILT PLAN

**123 ROMBOUT AVENUE**

123 ROMBOUT AVENUE  
CITY OF BEACON  
DUTCHESS COUNTY, NEW YORK  
TAX ID: 5954-35-794799

JOB #: 2017:027

DATE: 9-16-19

SCALE: 1" = 10'

TITLE: AB-1

SHEET: 1 OF 1