

BILL OF SALE FOR WATER MAIN FACILITIES

THIS AGREEMENT made this ___ day of _____ 20____, by, between and among, MY FOUR DGHTR'S REALTY CORP., having an office at 5-44 47th 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").

W I T N E S S E T H:

WHEREAS, the Grantor is the fee owner of the parcel known as 123 Rombout Avenue and designated on the Tax Map of the City of Beacon as Parcel ID: 5954-35-794799, shown in part on a certain as-built plan entitled "As-Built Plan 123 Rombout Avenue" (Title: AB-1) prepared by Hudson Land Design Professional Engineering P.C., dated September 16, 2019 (the "Property"); and

WHEREAS, in order to satisfy a condition of the approval of the Site Plan Approval for the property pursuant to the Resolution of the Planning Board of the City of Beacon duly adopted on October 11, 2017 (and dated November 14, 2017) (the "Site Plan Approval"), the Grantor constructed and installed certain water main facilities, including a gate valve and a relocated hydrant and related equipment, appurtenances and facilities (the "Water Main Facilities") located within the City's right-of-way, which Water Main Facilities are more fully described in Schedule "A" annexed hereto and made a part hereof, and which Water Main Facilities are connected to the City's municipal water distribution system; and

WHEREAS, in order to satisfy a condition of the Site Plan Approval, the Grantor must convey title to said Water Main Facilities to the City; and

WHEREAS, the Grantor warrants and represents that it is the owner of the Water Main Facilities located within the portion of the City's right-of-way as more fully shown in Schedule "A" annexed hereto.

NOW, THEREFORE, in consideration of the sum of ten (\$10.00) Dollars, the receipt of which is hereby acknowledged, and other good and valuable consideration under the covenants, terms and conditions hereinafter set forth, the Grantor hereby bargains and sells to the City, its successors and assigns, free of all liens and/or encumbrances, the Water Main Facilities lying within the portion of the City's right-of-way as more fully shown in Schedule "A" annexed hereto.


The Water Main Facilities are sold and transferred by the Grantor to the City in an "As is/Where is" condition, and said sale is made without warranty, express, statutory or implied, of merchantability or as to description, condition, location, quality, fitness for any particular use or purpose, or otherwise.

This Bill of Sale shall be binding upon and shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns.

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IN WITNESS WHEREOF, the parties hereto have duly executed this Bill of Sale as of the date and year first above written.

MY FOUR DGHTR'S REALTY CORP.

By: 
Name: Phaedra Kazanas
Title: President

CITY OF BEACON

By: _____
Name: _____
Title: _____

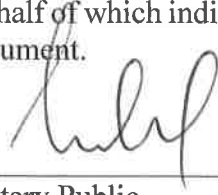
ACKNOWLEDGEMENTS

STATE OF NEW YORK)

) ss:

COUNTY OF Queens)

On the 23 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
Expires July 27, 2021

STATE OF NEW YORK)

) ss:

COUNTY OF DUTCHESS)

On the ____ day of _____, 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of 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 the individual acted, executed the instrument.

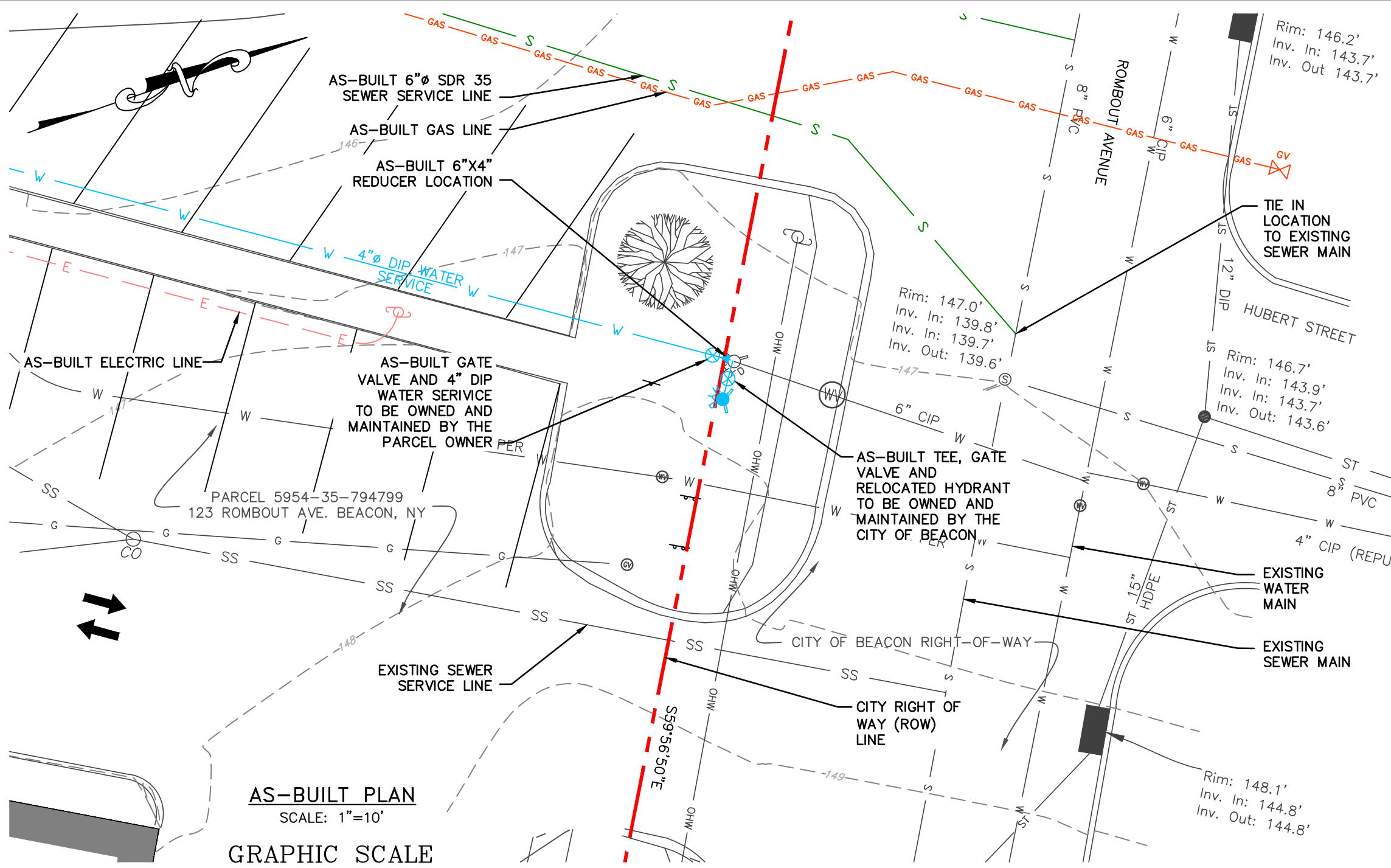
Notary Public

SCHEDULE 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
- W — EXISTING WATER MAIN
- S — EXISTING SEWER MAIN
- SS — EXISTING SEWER SERVICE LINE
- G — EXISTING GAS SERVICE LINE
- ST — EXISTING STORMWATER LINE
- W — AS-BUILT WATER SERVICE LINE
- S — AS-BUILT SEWER SERVICE LINE
- E — AS-BUILT ELECTRIC UTILITY LINE
- GAS — GAS — GAS — AS-BUILT GAS SERVICE LINE
- S EXISTING SANITARY MANHOLE
- C EXISTING CLEANOUT
- F EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- ⊗ AS-BUILT ELECTRIC UTILITY POLE
- ⊗ AS-BUILT GAS GATE VALVE
- ⊗ AS-BUILT WATER GATE VALVE
- ⊗ AS-BUILT FIRE HYDRANT

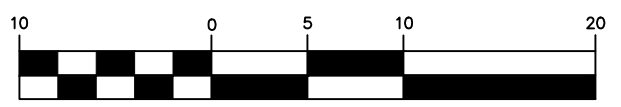
MAP REFERENCE:

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



(IN FEET)
1 inch = 10 ft.

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

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

SEAL

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