



Dutchess County Clerk Recording Page

Record & Return To :

NYS ELECTRIC & GAS CORP
CORPORATE DR - KIRKWOOD IND PARK
PO BOX 5224
BINGHAMTON , NY 13902-5224

Date Recorded : 12/18/2014

Time Recorded : 5:09:00

Document # : 02 2014 7882

Received From : NYS ELECTRIC & GAS CORP

Grantor : O'DONNELL & SONS INC

Grantee : NYS ELECTRIC & GAS CORP

Recorded In : Deed

Instrument Type : EASE

Tax District : Beekman

Examined and Charged As Follows :

Recording Charge : \$65.00

Number of Pages : 4

Transfer Tax Amount : \$0.00

Transfer Tax Number : #2764

Red Hook Transfer Tax :

E & A Form: N

TP-584 : Y

*** Do Not Detach This Page

*** This Is Not A Bill

County Clerk By : cha / _____

Receipt # : R62842

Batch Record : D83



0220147882

Bradford Kendall
County Clerk



EASEMENT

7/02
5/16/14

THIS INSTRUMENT WITNESSETH THAT O'DONNELL & SONS, INC.
Having an address at 218 Vanhook Lake Road, Fishkill, New York 12524
hereinafter called the Grantor(s), being the owner(s) of or having an interest in land situate in the TOWN of
BEEKMAN, County of DUTCHESS, State of New York, fronting on the street or
highway known as BENTON MOORE ROAD, bounded WESTERLY IN PART
by lands of BENTON MOORE ROAD and SOUTHERLY IN PART
by lands of NEW YORK STATE ELECTRIC AND GAS CORPORATION, for and in consideration of the sum of One and
No/100 Dollars (\$1.00), the receipt of which is hereby acknowledged, does hereby grant and release unto NEW YORK
STATE ELECTRIC & GAS CORPORATION, a corporation organized under the laws of the State of New York, having an
office at 18 Link Drive, in the Town of Kirkwood, County of Broome, State of New York, and VERIZON NEW YORK INC,
formerly known as NEW YORK TELEPHONE COMPANY, a corporation of the State of New York, having its principal
office at 1095 Avenue of The Americas, New York, New York, severally, hereinafter called the Grantees, their lessees,
licensees, successors and assigns forever, a permanent easement and right of way, with the right, privilege and authority
to install, construct, reconstruct, extend, operate, inspect, maintain, repair, replace, and at its pleasure, remove
underground electric, gas and communication systems, including cables, wires, conduits, pedestals, closures, hand/man
holes, gaspipe and pipelines with such other supporting apparatus, structures, markers and the necessary fixtures or
appurtenances thereto, which the Grantees shall require now and from time to time for the transmission and/or
distribution of electric current, natural and/or manufactured gas and communication services for public or private use, in,
upon, over, under, through, and across strips of land -20- feet in width owned by Grantor(s) situate in the
aforesaid Town, County, and State, the centerline of said right of way and the easement strip being as

described on Exhibit "A", attached hereto and made a part hereof,

including the right to extend lateral service lines to all buildings now or hereafter constructed upon lots abutting said right
of way and easement strip, and the further right to cut roots or remove any trees, shrubs or other obstructions within or
adjacent to the right of way and easement area hereby granted, as shall be reasonably necessary to keep cables,
conduits, pipes, wires and other appurtenant apparatus free from interference, together with rights for the passage of
men, vehicles and machines as shall be deemed necessary by the Grantees for all the above purposes.

It being the understanding of the parties hereto that the permanent right of way and easement above described
and hereby conveyed is intended to prohibit the longitudinal or parallel occupancy of the said easement strip with surface
or subsurface structures or excavating, mining or blasting within the limits of said easement and right of way, without the
prior written consent of the Grantees, but it is not intended to prohibit crossings of said easement strip, or other uses of
said easement and right of way area, so long as said crossings or other uses do not interfere with the operation and
maintenance of the Grantee's facilities, or damage or endanger such facilities.

Grantor(s) agrees with the Grantees, on its behalf, its successors and assigns, and as a covenant running with
the land, that the existing grade following the installation of the Grantee's facilities will remain undisturbed and
unchanged.

THE GRANTEES, their successors and assigns, are hereby expressly given and granted the right to assign this
easement and right of way, or any part thereof, or interest therein, and the same shall be divisible among two or more
owners, as to any right or rights created hereunder, so that each assignee or owner shall have the full rights and
privileges herein granted, to be owned and enjoyed either in common or severally.

PROVIDED, however, that any damage (other than for trimming, cutting, treating, burning and/or removing trees,
roots, brush, structures and other obstructions as above provided) to the property of the Grantor(s), caused by either
Grantee in the exercise of its rights under this instrument shall be borne by the Grantees excluding paved, curbed and/or
landscaped areas created prior to the Grantee's initial installations.

This Instrument shall be binding on and inure to the benefit of the parties hereto and their respective heirs,
executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) ha VE hereunto set IT'S hand(s) and seal(s) this
20 day of October, 2014.

O'Donnell & Sons, Inc

IN PRESENCE OF:

(SEAN O'Donnell, CEO) By: [Signature] (L.S.)

Address: PO Box 526
Fishkill, NY 12524

(L.S.)

Address: _____

(L.S.)

Address: _____

(L.S.)

Address: _____

EASEMENT

(Personal or Corporate Acknowledgment)

(Personal or Corporate Acknowledgment)

(Subscribing Witness Acknowledgment)

Line STONE RIDGE ESTATES OF BECKMAN

Auth. 25A00120 Parcel No. 0014

Area Cost Center No. 25009

Construction W.O. No. 1000530064

O'DONNELL & SONS, INC.

By Sean O'Donnell, Chief Executive Officer

TO
NEW YORK STATE ELECTRIC
& GAS CORPORATION

Dated October 28th, 2014

STATE OF NEW YORK)
COUNTY OF) ss:

Recorded on the _____ day of _____
at _____ o'clock _____ M.
in Book _____ of Deeds at
Page _____ and examined.

(Clerk)

Consideration on this document
is less than \$100.00

STATE OF NEW YORK)
COUNTY OF Dutchess) ss:

On the 20th day of October, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared
Sean O'Donnell

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



* For the purposes of this section, the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust custodians, nominee or any other individual or entity in its own or any representative capacity.*

STATE OF NEW YORK)
COUNTY OF) ss:

On the _____ day of _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

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

* For the purposes of this section, the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust custodians, nominee or any other individual or entity in its own or any representative capacity.*

STATE OF NEW YORK)
COUNTY OF) ss:

On this _____ day of _____, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say that _____ he reside(s) at _____

in the _____ that _____ he knew _____ described in and who executed the foregoing instrument that _____ he, said subscribing witness, was present and saw _____ execute the same, and that _____ said witness, at the same time, subscribed to _____ name as witness thereto.

Notary Public

Section 6658 Block 00 Lot _____
TAX MAP NUMBER

RETURN TO
PROPERTY MANAGEMENT
RECORDS CENTER
NEW YORK STATE ELECTRIC & GAS CORP.
POST OFFICE BOX 5224
BINGHAMTON, NEW YORK 13902-5224

Exhibit "A"

The centerline of said easement strip and right of way to be located in, along and/or adjacent to both sides of all roads as shown on a certain map entitled "Stone Ridge Estates of Beekman" filed in the Dutchess County Clerk's office on February 25th, 2014 as map number 12468.

Together with the right to construct and maintain underground lateral crossings of said roads and the installation of underground lateral lines and transformers on Grantor's lots as may be deemed necessary by the Grantee's.

It is understood and agreed that in the event of any relocation of the above mentioned roads or highways, necessitating the relocation of the Grantees' facilities, the cost of same shall be borne by the Grantor.

O'Donnell & Sons, Inc to New York State Electric and Gas Corporation and Verizon New York Inc