



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 9/29/2015

Time Recorded: 3:12 PM

ROBERT BOOLUKUS ESQ
1065 MAIN ST

FISHKILL, NY 12524

Document #: 02 2015 6199

Received From: NEW VENTURE ABSTRACT LTD

Grantor: O'DONNELL & SONS INC

Grantee: STONE RIDGE ESTATES WATER CORP

Recorded In: Deed

Tax District: Beekman

Instrument Type: EASE

Examined and Charged As Follows :

Recording Charge: \$80.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 1240

Number of Pages: 7

*** Do Not Detach This Page

*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: N

TP-584: Y

County Clerk By: cha

Receipt #: 106447

Batch Record: 2021

Bradford Kendall
County Clerk



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Eas (7/02/8) 6/7
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**UTILITY EASEMENT AGREEMENT
WATER IMPROVEMENTS**

THIS AGREEMENT, made this 8th day of August, 2014, by and between
O'DONNELL & SONS, INC., a New York Corporation having an address at PO Box 526, 218
VanWyck Lake Road, Fishkill, New York 12524, as Grantor, and **STONE RIDGE ESTATES**
WATER CORPORATION, having an address at PO Box 526, 218 VanWyck Lake Road,
Fishkill, New York 12524 ("SREWC"), as Grantee.

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain property located in the Town of
Beekman for which Grantor's predecessor in title received from the Town of Beekman Planning
Board (the "Planning Board") preliminary approval for a subdivision entitled "Stone Ridge
Estates" (hereinafter, "Grantor Property", or the "Subdivision", or "Stone Ridge Estates") to
include 18 residential lots (the "Lots") on May 20, 2010, and final approval on May 15, 2012
(the "Final Resolution"); and

WHEREAS, Grantor wishes to declare, establish and grant to Grantee a permanent
maintenance easement in favor of Grantee to permit access and use of a portion of the Grantor
Property, the location of which is the location of all those potable water improvements as shown
on Filed Map 12468 (the "Easement Area"), for the purpose of inspection, operation, repair,
replacement, and maintenance of water mains, service lines, transmission lines, valves, hydrants,
or "blow offs", and any other equipment necessary for the benefit of Grantor and to provide
water to the current and future customers of Grantee (collectively, the "Water Improvements").

NOW, THEREFORE, in consideration of ONE and 00/100 (\$1.00) DOLLAR and other
good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by
Grantor, and of the mutual covenants and agreements hereinafter set forth, it is hereby agreed as
follows:

1. The Grantor hereby grants to Grantee, its lessees, licensees or agents, a permanent
easement over, under, to, through and across the Easement Area to read meters, check
connections, inspect, operate, repair, replace, and maintain the Water Improvements in the event
that the Grantor shall fail to do so or in the case of emergency.

2. Grantee shall promptly restore or replace any installations of any kind on the Grantor Property, including but not limited to landscaping, trees, and shrubbery, which Grantee may disturb or damage in connection with Grantee's use of the Easement Area, with installations of like kind and quality, at Grantee's sole cost and expense.

3. All work to be performed by Grantee shall be in accordance with all applicable codes, laws, rules and regulations.

4. In the absence of any negligent or intentional act or omission by Grantor, its employees, agents, representatives, contractors or invitees, Grantee agrees to indemnify and defend Grantor and to save harmless Grantor against and from claims by or on behalf of any person arising by reason of injury to person or property occurring from Grantee's use of the Easement Area, to the extent occasioned by a negligent or intentional act or omission on the part of Grantee, its agents, contractors, employees or assigns.

5. Grantee shall be solely responsible for maintaining, repairing and/or replacing the Water Improvements installed within the Easement Area at Grantee's sole cost and expense, however, in the event Grantee fails to do so or in the event of emergency, the Grantor shall have the right to inspect, operate, repair, replace, and maintain the Water Improvements at the sole cost and expense of Grantee.

6. This Easement shall run with the land and shall be binding upon and inure to the benefit of Grantor, Grantee and their respective heirs, successors and /or assigns.

7. It is understood and agreed that all understandings and agreements heretofore made between the parties hereto are merged in this Easement, which alone fully and completely expresses their agreement, and that the same is entered into after full investigation, neither party relying upon any statement or representation not embodied in this Easement made by the other.

8. Whenever the sense of this document may make it necessary or appropriate, any singular word or term used herein shall include the plural, and any masculine word or terms shall include the feminine and neuter genders, and vice versa.

9. This Easement may not be changed, altered, amended, waived, terminated or otherwise modified unless the same shall be in writing and signed by or on behalf of the party to be charged.

10. This Easement shall be governed by the laws of the State of New York.

11. All introductory paragraphs are deemed incorporated into this agreement.

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IN WITNESS WHEREOF, the parties hereto have executed this Easement on the date and year first above written, intending that the same be recorded in the Office of the Clerk of the County of Dutchess, Division of Land Records.

Grantor:

O'DONNELL & SONS, INC.


By: Sean O'Donnell, President

Grantees:

STONE RIDGE ESTATES WATER CORPORATION


By: Sean O'Donnell, President

STATE OF NEW YORK)
) s.s.:
COUNTY OF Dutchess)

On the 8th day of August, 2014 before me, the undersigned, 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 executed the same in his/her capacity, and that by his/her signature on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

ROBERT BOOLUKOS
Notary Public, State of New York
Qualified in Dutchess County
Registration No. 02804711036
My Commission Expires March 30, 2018

SCHEDULE A

DESCRIPTION OF EASEMENT AREA

Water Easement

All that certain piece or parcel of land lying and situate in the Town of Beekman, County of Dutchess, and State of New York, shown on a certain map entitled, "Subdivision Plat of Stone Ridge Estates of Beekman prepared for Beekman Home and Land Development, LLC", to be filed in the Dutchess County Clerks Office, being more particularly bounded and described as follows,

Beginning at a point on the westerly line of Stone Ridge Road marked by a proposed concrete monument on the easterly line of Lot 10, running thence,

1. S $16^{\circ}15'22''$ W, 97.68', to the northeast corner of Lot 9,
2. S $16^{\circ}15'22''$ W, 145.86', to a point of tangency,
3. Westerly on a curve to the right having a radius of 25.00' and an arc length of 39.27', to a point marked by a proposed concrete monument on the northerly line of Halle Court,
4. N $73^{\circ}44'38''$ W, 130.32', to the southeast corner of Lot 8,
5. N $73^{\circ}44'38''$ W, 41.90', to a point of tangency marked by a proposed concrete monument,
6. Northerly on a curve to the right having a radius of 25.00' for an arc length of 23.18',
7. S $73^{\circ}44'38''$ E, 61.90', through Lot 8 to the westerly line of Lot 9,
8. S $73^{\circ}44'38''$ E, 130.32', to a point of tangency,
9. Northerly on a curve to the left having a radius of 15.00' and an arc length of 23.56', to a point of tangency,
10. N $16^{\circ}15'22''$ E, 145.86', through Lot 9 to the southerly line of Lot 10,
11. N $16^{\circ}15'22''$ E, 117.68', through Lot 10 to the westerly line of Stone Ridge Road,
12. Southerly on a curve to the right having a radius of 25.00' for an arc length of 23.18' (chord: S $10^{\circ}18'32''$ E, 22.36'), back to the point of Beginning.

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WATER IMPROVEMENTS**

Section
Block
Lot
Town of Beekman
County of Dutchess
State of New York

Record and return to:

Robert Boolukus, Esq.
1065 Main Street
Fishkill, New York 12524