

IRREVOCABLE OFFER OF DEDICATION

Offer made this ____ day of _____, 20____, by and among _____ *[name of individual/business entity]*_____, a Vermont _____ *[corporation, limited liability partnership, trust, partnership, association, governmental agency, etc.]*_____ with its principal place of business in the Town of _____ *[name of Town]*_____, in the County of _____ *[name of County]*_____ and the State of Vermont ("Owner"), and the Town of Colchester, a Vermont municipality located in the County of Chittenden and State of Vermont (the "Town").

WITNESSETH:

WHEREAS, the Town's Development Review Board on _____ *[date of findings of fact and order]*_____ issued _____ *[type of approval, i.e., final plat, site plan, etc.]*_____ approval for a _____ *[subdivision, PUD, etc.]*_____ entitled _____ *[name of subdivision, PUD, etc.]*_____ and consisting of _____ *[number of acres, lots, etc.]*_____ located at _____ *[property address]*_____ (the "Development");

WHEREAS, access to the Development will be over a certain roadway to be designated as "_____ *[name of roadway]*_____" as shown on a final property survey entitled "_____ *[name of final property survey]*_____" by _____ *[person/business entity issuing survey]*_____ dated _____ *[date of survey]*_____ and recorded in Map Slide # _____ *[slide no.]*_____ of the Town of Colchester land records (the "Plan");

WHEREAS, said final approval from the Development Review Board obligates the Owner to grant to the Town the following:

- a. _____ *[list of streets, easements, etc. to be granted to Town]*_____,
- b. _____,
- c. _____; and

WHEREAS, the above described _____ *[streets, easements, etc.]*_____ are to be dedicated to the Town free and clear of all encumbrances, except _____ *[list of encumbrances]*_____ pursuant to said final approval and as depicted on the Plan.

NOW, THEREFORE, in consideration of the final approval of the Town's Development Review Board and for other good and valuable consideration, the receipt of which is hereby acknowledged, it is covenanted and agreed as follows:

1. The Owner(s) herewith delivers to the Town a deed(s) of conveyance, an unexecuted copy of which is attached hereto as Exhibit A, said delivery constituting formal offer of dedication to the Town, to be held by the Town until the acceptance or rejection of such offer of dedication by the legislative body of the Town.

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2. The Owner(s) agrees that said formal Offer of Dedication is irrevocable and can be accepted by the Town at any time.
3. The Owner(s) agree that the maintenance of the ___ *[streets, easements, etc.]* ___ described herein shall be its responsibility prior to acceptance of ownership by the Town.
4. This Irrevocable Offer of Dedication shall run with the land and shall be binding upon the Owner(s) and all assigns, grantees, successors, transferees and/or heirs of the Owner(s).

Dated this ___ *[date]* ___ day of ___ *[month]* ___, 20___ *[year]* ___.

___ *[Name of Grantor]* ___

IN THE PRESENCE OF:

Witness

By: _____
Its Duly Authorized Agent

STATE OF VERMONT
_____ COUNTY, SS.

At _____ in said County, this ___ day of _____,
20___, personally appeared _____, duly authorized agent of
_____, and (he/she) acknowledged this instrument, by
(him/her) sealed and subscribed, to be (his/her) free act and deed and the free act
and deed of _____.

Before me, _____

Notary Public

My commission expires: _____