

ZONING

220 Attachment 12

Township of East Cocalico

APPENDIX A

**JOINT USE DRIVEWAY AGREEMENT**

for up to four lots.

**LOT 1** The undersigned, *(insert 1<sup>st</sup> owners names)* \_\_\_\_\_  
are the owners ("Owners") of land with improvements known as *(insert 1<sup>st</sup> property address)*  
\_\_\_\_\_  
and more fully described in a Deed recorded in Recorder of Deeds Office in and for the County  
of Lancaster, Commonwealth of Pennsylvania, in *(insert deed number of 1<sup>st</sup> property)* Deed Book  
\_\_\_\_, Page \_\_\_\_\_, known as tax map number *(insert 1st property tax number)* \_\_\_\_\_;

&

**LOT 2** The undersigned, *(insert 2<sup>nd</sup> owners names)* \_\_\_\_\_  
are the owners ("Owners") of land with improvements known as *(insert 2<sup>nd</sup> property address)*  
\_\_\_\_\_  
and more fully described in a Deed recorded in Recorder of Deeds Office in and for the County  
of Lancaster, Commonwealth of Pennsylvania, in *(insert deed number of 2<sup>nd</sup> property)* Deed Book  
\_\_\_\_, Page \_\_\_\_\_, known as tax map number *(insert 2nd property tax number)* \_\_\_\_\_;

&

**LOT 3** The undersigned, *(insert 3rd owners names)* \_\_\_\_\_  
are the owners ("Owners") of land with improvements known as *(insert 3rd property address)*  
\_\_\_\_\_  
and more fully described in a Deed recorded in Recorder of Deeds Office in and for the County  
of Lancaster, Commonwealth of Pennsylvania, in *(insert deed number of 3rd property)* Deed Book  
\_\_\_\_, Page \_\_\_\_\_, known as tax map number *(insert 3rd property tax number)* \_\_\_\_\_;

&

**LOT 4** The undersigned, *(insert 4th owners names)* \_\_\_\_\_  
are the owners ("Owners") of land with improvements known as *(insert 4th property address)*  
\_\_\_\_\_  
and more fully described in a Deed recorded in Recorder of Deeds Office in and for the County  
of Lancaster, Commonwealth of Pennsylvania, in *(insert deed number of 4th property)* Deed Book  
\_\_\_\_, Page \_\_\_\_\_, known as tax map number *(insert 4th property tax number)* \_\_\_\_\_.

EAST COCALICO CODE

In order to provide access to the proposed lots, Owners desire to create a mutual easement and right-of-way for access to all of the lots as set forth in this instrument and as depicted on a plan attached hereto as Exhibit "A."

**EASEMENT GRANT - NOW THEREFORE**, the Owners do hereby declare, make known and covenant for themselves, their heirs and assigns, that herein and hereby they do subject all the lots to the following easement for the mutual benefit of the owners of each other lot:

1. The Owners, their heirs, successors and assigns of each lot shall have a perpetual easement for a right-of-way, together with free ingress, egress, and regress to and for the said owners, their heirs, successors, assigns, tenants and undertenants, occupiers, or possessors of the owners upon and across that portion of each lot more fully described on Exhibit "B" and depicted on Exhibit "A."
2. The proper maintenance and repair of said right-of-way shall be borne equally by the owners, successors and assigns of all the lots.
3. This agreement is intended to run with and be binding upon the owners of all the lots as set forth in this agreement, their heirs, successors and assigns.

**IN WITNESS WHEREOF**, the said Owners have hereunto set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

\_\_\_\_\_  
*Insert signature for witness for owner of Lot 1*

\_\_\_\_\_  
*Insert signature of owner of Lot 1*

\_\_\_\_\_  
*Insert signature for witness for owner of Lot 2*

\_\_\_\_\_  
*Insert signature of owner of Lot 2*

\_\_\_\_\_  
*Insert signature for witness for owner of Lot 3*

\_\_\_\_\_  
*Insert signature of owner of Lot 3*

\_\_\_\_\_  
*Insert signature for witness for owner of Lot 4*

\_\_\_\_\_  
*Insert signature of owner of Lot 4*

**REQUIRED EXHIBITS TO BE ATTACHED**

**EXHIBIT A** – Scaled plan that depicts the location and dimensions of the proposed joint-use driveway.

**EXHIBIT B** – Legal description of proposed joint-use driveway perpetual easement.

ZONING

COMMONWEALTH OF PENNSYLVANIA ) **LOT 1**  
 )  
COUNTY OF LANCASTER ) SS:

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained,  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA ) **LOT 2**  
 )  
COUNTY OF LANCASTER ) SS:

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained,  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA ) **LOT 3**  
 )  
COUNTY OF LANCASTER ) SS:

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained,  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA ) **LOT 4**  
 )  
COUNTY OF LANCASTER ) SS:

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained,  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

seal. \_\_\_\_\_  
Notary Public