

ZONING

225 Attachment 5

Borough of Bradford Woods

**Appendix A
Required Certifications**

1. OWNERS ADOPTION AND DEDICATION. Slightly different forms are required for individual owners, partnerships, and corporations. If an individual with power of attorney signs on behalf of an owner, the volume and page number in which the power of attorney is recorded must be shown. Signatures must be witnessed.

A. To be used for individual owner or owners. All owners must sign, or the certification may be repeated for multiple owners.

(I/we), owner(s) or beneficial owner(s) of the land shown on the (name of plan), hereby adopt this plan as (my/our) (plan of lots or land development), and irrevocably dedicate all streets and other property identified for dedication on the plan to the Borough of Bradford Woods. This adoption and dedication shall be binding upon (my/our) heirs, executors, and assigns.

Signature of witness

Signature of owner(s)

Date

B. To be used for partnerships. A general partner must sign.

The (name of partnership), (owner or beneficial owner) of the land shown on the (name of plan) hereby adopts this plan as its (plan of lots or land development) and irrevocably dedicates all streets and other property identified for dedication on the plan to the Borough of Bradford Woods. This adoption and dedication shall be binding upon the partnership and upon its heirs; executors, and assigns.

Signature of witness

Signature of general partner

Date

C. To be used for corporations. A corporate officer must sign, and another officer must witness. The corporate seal must be affixed.

By resolution approved on the ____ day of _____, the Board of Directors of the (name of corporation), incorporated in the Commonwealth of Pennsylvania, (owner or, beneficial owner) of the land shown on the (name of plan,) adopted this plan as its (plan of lot or. land development) and irrevocably dedicated all streets and other property identified for dedication on the plan to the Borough of Bradford Woods. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns,

(Seal)

Name of Corporation

Signature and title of officer witnessing

Signature and title of authorized officer

Date

BRADRORD WOODS CODE

2. ACKNOWLEDGEMENT OF NOTARY PUBLIC. The owner’s adoption and dedication must be acknowledged by a notary public. The black notary stamp must be affixed. The following certifications indicate the slightly different language that may be used to acknowledge individual, partnership, and corporate adoptions and dedications.

A. Acknowledgement of individual owner’s adoption and dedication.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named [name, of owner(s)], and acknowledged the foregoing adoption and dedication to be (his, her, their) act.

Witness my hand and notarial seal this ____ day of _____ .

My commission expires the ____ day of _____ .

(Seal)

Notary Public

B. Acknowledgement of partnership adoption and dedication

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named (name of general partner), a partner in the firm of (name of firm), and knowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this ____ day of _____ .

My commission expires the ____ day of _____ .

(Seal)

Notary Public

C. Acknowledgement of corporate adoption and dedication.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared (name and title of officer) of the (name of corporation), who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the Borough of Bradford Woods.

Witness my hand and notarial seal this ____ day of _____ .

My commission expires the ____ day of _____ .

(Seal)

Notary Public

3. CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE WHERE APPLICABLE
The deed book volume and page numbers in which the title to all of the property contained in the plan is recorded must be noted on the plan for recording and certified by the signature of the owner. If there is no mortgage or encumbrance against the property, a statement to that effect is included. If there is a mortgage or encumbrance, the mortgagee must consent to the recording of the plan. Signatures must be witnessed.

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A. Certification of title and no mortgage.

(I/we) hereby certify that the title to the property contained in the (name of subdivision or land development) is in the name of _____ and is recorded in deed book volume _____, page. (I/we) further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Owner

B. Certification of title with mortgage and consent of mortgagee

(I/we) hereby certify that the title to the property contained in the (name of subdivision or land development) is in the name of _____ and is recorded in deed book volume _____, page _____.

Witness

Owner

(Name of mortgagee), mortgagee of the property contained in the (name of subdivision or land development) consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, title, and mortgagee

4. SURVEYOR’S CERTIFICATION • Every plan for recording must be prepared by or under the supervision of a registered surveyor, who must certify the accuracy of the survey and affix his seal.

I certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

Date

Name

Seal

Registration number

5. MUNICIPAL ENGINEER’S CERTIFICATION The engineer for the municipality in which the plan is located must certify that the plan meets the requirements of all applicable municipal ordinances. This is required whether the plan is located in a municipality which has a subdivision and land development ordinance or a municipality in which the county has approval authority. In the latter case, the “applicable” ordinances will not include the subdivision and land development regulation, but may include zoning, storm water management, flood plain, grading, etc.

I certify that this plan meets all requirements of the applicable ordinances of Borough of Bradford Woods, except as departures have been authorized by appropriate officials of the Borough.

Date

Name

Seal

Registration number

BRADRORD WOODS CODE

6. MUNICIPAL DECLARATIONS

A. No acceptance of dedication. A dedication must be placed on any plan that shows dedication of streets or other property to the municipality that the dedication imposes no responsibility upon the municipality for acceptance of the dedication, or for the improvement or maintenance of any dedicated facility until the dedication is accepted by ordinance.

The Council of the Borough of Bradford Woods gives notice that, in approving this plan for recording, the Borough has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary or Manager

Head of governing body

B. No building permits without approved sewage facilities. Although sewage facilities should be approved by the time of recording, this declaration clarifies that buildings may not be constructed without approval of sewage facilities. The municipal secretary or manager may sign this declaration.

The Borough of Bradford Woods agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date

Authorized municipal official

7. OTHER REQUIRED STATEMENTS

A. For plans where sewage facilities are not required. If a non-building waiver of sewage facilities requirements has been approved, the following statement must be placed on the plan for recording.

As of the date of this plan's approval by the approving authority, no development of any land contained in this subdivision or land development for any purpose requiring sanitary sewage facilities is planned. No portion of this property has been approved by the municipality or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system unless the Borough of Bradford Woods and the DEP have both approved sewage facilities planning for the property included in this plan in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. § 750.1 et. seq.) and regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan, any purchaser should contact appropriate officials of the municipality, which is charged with administering the Sewage Facilities Act, to determine what sewage facilities planning is required and the procedure and requirements of obtaining appropriate permits or approvals.

B. For plans requiring access to state highways. Access to a state highway shall be only as authorized by a Highway Occupancy Permit. Section 508(6) of the Municipalities Planning Code requires that no plat requiring access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains the following statements.

A highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a state highway is permitted.

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C. Highway occupancy notice and release

Approval of this (plan) (building permit) is not to be construed as approval of a Highway Occupancy Permit.

Therefore, we, in consideration of (approval of this plan) or (issuance of this building permit) and intending to be legally bound hereby, for ourselves, our heirs, successors and assigns, hereby release(s) the Borough of Bradford Woods, and Its officers, officials, agents and employees, from any and all actions, suits, claims, demands, liabilities and/or damages, in law or equity arising from issuance or denial of a highway occupancy permit, or for failure to regulate any driveway.

Owner

8. REQUIRED MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS

The number and wording of required review and approval statements will vary based on whether a municipal subdivision and land development ordinance has been enacted, and on whom the ordinance designates as the approval authority for subdivisions and land developments.

A. Municipal ordinance is in effect. Governing body is designated as approval authority. Municipal planning agency reviews. County planning agency reviews.

Reviewed by the Bradford Woods Planning Commission of the Borough of Bradford Woods, this ____ day of _____.

Secretary

Chairperson

Approved by the Bradford Woods Council of the Borough of Bradford Woods, by resolution, this ____ day of _____.

Secretary

President

Reviewed by the Allegheny County Planning Department on this ____ day of _____.

Director

(Seal)