

Township of Cranberry

Appendix 2

Required Certifications

[Ord. 96-266, 5/2/1996; as amended by Ord. 99-299, 11/23/1999, § 6; by Ord. 2005-362, 12/15/2005; by Ord. 2010-403, 10/7/2010; and by Ord. 2012-427, 5/5/2012, §§ 1, 2 and 3; and by Ord. 2014-445, 6/5/2014]

The following certifications shall be placed on the plan for recording:

1. *Owner's Adoption.* The appropriate form of owner's adoption certification is required based on the type of owner or beneficial owner. It may be executed by any person or entity who falls within the MPC definition of landowner or developer. Please refer to definitions in Part 2.

- a. *For an Individual Owner or Owners.* All owners must sign. The owner's adoption may be repeated for multiple owners who cannot sign at the same time before a notary public.

(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 public. This adoption and dedication shall be binding upon (my/our) heirs, executors, and assigns.

Signature of Witness

Signature of Owner(s)

Date

Print name

Title

- b. *For a Partnership.* 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 public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Signature of Witness

Signature of Owner(s)

Date

Print name

Title

- c. *For a Corporation.* 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 state of (name of state), (owner or beneficial owner) of the land shown on the (name of plan) adopted this plan as its (plan of lots or land development) and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. 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

Print name

2. *Acknowledgment of Notary Public.*

The owner's adoption and dedication must be acknowledged by a notary public. The black notary stamp must be affixed. The type of acknowledgment of notary public must correspond to the type of owner's adoption.

a. *Acknowledgment of Individual Owner's Adoption and Dedication.*

Before me, the undersigned Notary public in and for the State of
~~Commonwealth of Pennsylvania~~ _____ and County of
~~Butler~~ _____, personally appeared
_____, the above named 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. Acknowledgment of Partnership Adoption and Dedication.

Before me, the undersigned Notary public in and for the State of
~~Commonwealth of Pennsylvania~~ _____ and County of
~~Butler~~ _____, personally appeared
_____ the above named General Partner in the
firm of _____ (Name of firm), and acknowledged
the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this _____ day of _____,
20____.

(Seal)

Notary Public

c. Acknowledgment of Corporate Adoption and Dedication.

Before me, the undersigned Notary public in and for the State of
~~Commonwealth of Pennsylvania~~ _____ and County of
~~Butler~~ _____, personally appeared
_____ the above named Officer in the
Corporation/Company/Firm of _____ (Name of
Corporation/Company/Firm), 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 public.

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

(Seal)

Notary Public

3. Certification of Title and Concurrence of Mortgagee Where Applicable.

The owner or owners of all the property contained in the plan must certify to such ownership by signing a certificate of title on the plan for recording including the ~~deed book volume and page numbers~~ instrument no(s) in which the title to all of the property contained in the plan is recorded. 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.

The remainder of this page left blank.

a. Certification of Title (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 (Name of owner) and is recorded in instrument no. _____
~~deed book volume~~_____, ~~page~~_____. (I/We) further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Signature of Owner

Print name

Title

b. Certification of Title (Mortgage Clause 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 (Name of Owner) and is recorded in instrument no. _____
~~deed book volume~~_____, ~~page~~_____.

Witness

Signature of Owner

Print name

Title

(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

Signature of Representative
~~Name, Title, and Mortgagee~~

Print name

Title

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

Signature ~~Name~~ of Surveyor

(Seal)

Registration Number

5. *Municipal Declarations.*

- a. *No Acceptance of Dedication.* A declaration must be placed on any plan that shows dedication of streets or other property to the Township that the dedication imposes no responsibility upon the Township for acceptance of the dedication, or for the Improvement or maintenance of any dedicated facility until the dedication is accepted by ordinance.

The Board of Supervisors of the Township of Cranberry, hereby gives notice that in approving this plan for recording, the Township of Cranberry 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

Chairman, Board of Supervisors

- b. *No Building Permits Without Approved Sewage Facilities.* Although sewage facilities planning modules 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 may sign this declaration.

The Township of Cranberry 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

Secretary

The remainder of this page left blank.

6. *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 Township or the Department of Environmental Protection 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 Township and the DER 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 Township, which is charged with administering the Sewage Facilities Act, to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

- b. *For Plans Requiring Access to State Highways.* Section 508(6) of the MPC 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 statement:

A highway occupancy permit is required pursuant to § 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.

7. *Required Municipal Review and Approval Statements.*

The following review and approval statements shall be used:

- a. *By the Board of Supervisors.*

This statement certifies only that action was taken by the Board of Supervisors granting final approval.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. _____, on the _____ day of _____, _____.

Secretary

Chairman, Board of Supervisors

(Seal)

b. By the Township Manager.

I, _____, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. _____ have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

c. Municipal Engineer's Certificate.

I, _____, a registered professional engineer, the Township Engineer for Cranberry Township, do hereby certify that this land development plan meets all the engineering and design requirements of the Township ordinances except as departures have been authorized by the Cranberry Township Board of Supervisors.

Signature

Date

Registration number

8. Required County Planning Commission Review Statement.

The following review statement is required on all subdivisions and land developments:

Reviewed by the Butler County Planning Commission on this _____ day of _____, _____.

Secretary

Chairman, Butler County Planning Commission

(Seal)

The remainder of this page left blank.

9. Proof of Recording.

The plan must include a signature space for the recorder of deeds as follows:

Recorded in the office of the Recorder of Deeds of the County of Butler,
Commonwealth of Pennsylvania, in Plan Book Volume_____, Page(s)_____.

Given under my hand and seal this_____ day of_____, 20____ ~~19~~_____.

(Seal)

Recorder of Deeds

10. The Following Certification Shall Be Placed On As-Built Plans:

I,_____, a Registered Professional Surveyor of the
Commonwealth of Pennsylvania do hereby certify that this plan is prepared
from a field survey made on this_____ day of_____, 20____ ~~19~~_____ and it
represents the location of buildings, driveways, parking areas, landscaping
and elevations of the stormwater detention basin and its associated collection
facilities as shown thereon by me for the owners or agents.

The remainder of this page left blank.