

APPENDIX E-1

Non-Jurisdictional Union County Planning Commission Review Certification

The Union County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, has received a copy of this plan for review and comment on _____, 20____. This does not indicate approval or disapproval of the plan by the Union County Planning Commission and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth, or the Federal government.

Planning Director (or Staff Designee)

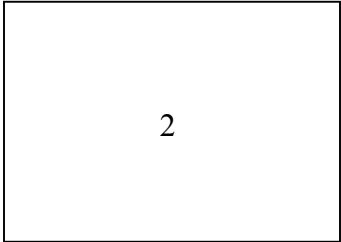
APPENDIX E-2

Certificate of Survey Accuracy

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Union County Subdivision and Land Development Ordinance and in accordance with the laws of the Commonwealth of Pennsylvania.

_____ 20__

_____ ¹



¹ – Signature of the registered Professional Land Surveyor.

² – Seal of the registered Professional Land Surveyor.

APPENDIX E-3

Professional Engineer Certification

I hereby certify that, to the best of my knowledge, the engineering details shown and described hereon are true and correct and are designed in conformance with the Union County Subdivision and Land Development Ordinance and in accordance with the laws of the Commonwealth of Pennsylvania.

_____ 20__ _____¹



¹ – Signature of the registered Professional Engineer.

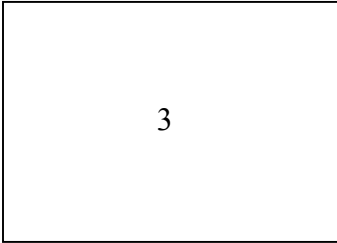
² – Seal of the registered Professional Engineer.

APPENDIX E-4

Other Professional Certifications

I hereby certify that, to the best of my knowledge, the _____¹ details shown and described hereon are true and correct and are in conformance with the Union County Subdivision Land Development Ordinance and in accordance with the laws of the Commonwealth of Pennsylvania.

_____20____



¹ – Insert area of professional competency (i.e. geologic, hydrogeologic, agronomic, landscape)

² – Signature of the registered professional or recognized expert.

³ – Seal of the registered professional.

APPENDIX E-5

**Certificate of Ownership and Acknowledgement of Plan
(Individual)**

On this, the _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____¹ who being duly sworn according to law, deposes and says they are the owner and/or equitable owner of the property shown on this plan, that they acknowledge the same to be their act and plan, and desire the same to be recorded as such according to law.

_____ ²

Witness my hand and seal on this day and date written above.

_____ ³

My Commission Expires _____, 20__.

¹ – Identify ownership or equitable ownership

² – Signature of the owner(s).

³ – Signature and seal of the Notary Public or Other Officer authorized to acknowledge deeds.

**Certificate Of Ownership and Acknowledgement Of Plan
(Co-Partnership)**

On this, the _____ day of _____, 20 __, before me, the undersigned officer, personally appeared _____¹ being from the firm of _____² who being duly sworn according to law, deposes and says that the co-partnership is the owner and/or equitable owner of the property shown on this plan, that the plan thereof was made at its direction, that it acknowledges the same to be its act and plan, and desire the same to be recorded as such according to law.

_____ ³

Witness my hand and seal on this day and date written above.

_____ ⁴

My Commission Expires _____, 20 __.

¹ – Individual(s) representing the co-partnership

² – Name of the co-Partnership

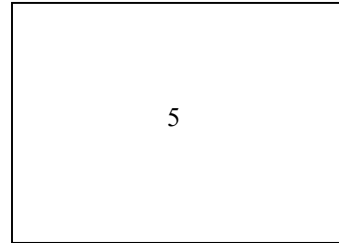
³ – Signature of the owner(s)

⁴ – Signature and seal of the Notary Public or Other Officer authorized to acknowledge deeds.

Certificate of Ownership and Acknowledgement of Plan
(Corporate)

On this, the _____ day of _____, 20___, before me, the undersigned officer, personally appeared _____¹ being of _____² who being duly sworn according to law, deposes and says that the corporation is the owner and/or equitable owner of the property shown on this plan, that he/she is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation and was made at its direction, and that the corporation further desires the same to be recorded as such according to law on its behalf.

_____ ³



Witness my hand and seal on this day and date written above.

_____ ⁴

My Commission Expires _____, 20__.

¹– Individual’s Title

²– Name of Corporation

³– Signature of Individual

⁴– Signature and seal of the Notary Public or Other Officer authorized to acknowledge deeds.

⁵– Corporate Seal

APPENDIX E-6

Preliminary Plan Municipal Governing Body Notification

The _____¹, as required by the Union County Subdivision and Land Development Ordinance, has received a copy of the Preliminary Plan for _____² on _____ 20__ for review and comment. This certification does not indicate approval or disapproval of the plan by the municipality nor does it represent any guarantee or inference that the plan complies with any applicable laws, regulations and ordinances.

Chairperson

Vice Chairperson or Secretary

1 – Name of Board of Supervisors or Borough Council.

2 – Name of subdivision or land development.

APPENDIX E-7

Union County Planning Commission Preliminary Plan Certification

Preliminary Plan approval granted by the Union County Planning Commission on _____, 20____. The Preliminary Plan includes the complete set of plans and information that was filed as part of the application. **This plan may not be recorded in the office of the Union County Recorder of Deeds.**

Chairperson

Vice Chairperson or Secretary

APPENDIX E-8

Union County Planning Commission Modification Notification

At a meeting held on _____, 20____, the Union County Planning Commission granted the following modification(s) to the following standards required by the Union County Subdivision and Land Development Ordinance: (list modifications(s) including citation of ordinance section number).

APPENDIX E-9

Final Plan Municipal Governing Body Notification

The _____¹, as required by the Union County Subdivision and Land Development Ordinance, has received a copy of the Final Plan for _____² on _____ 20__ for review and comment. This certification does not indicate approval or disapproval of the plan by the municipality nor does it represent any guarantee or inference that this plan complies with any applicable laws, regulations and ordinances.

Chairperson

Vice Chairperson or Secretary

1 – Name of Board of Supervisors or Borough Council.
2 – Name of subdivision or land development.

APPENDIX E-10

Zoning Variance and Conditional Use Notes

At a meeting held on _____, 20____, the _____¹ Zoning Hearing Board granted a variance to the following requirements of the _____¹ Zoning Ordinance: (list variance(s) including citation of ordinance section number).

At a meeting held on _____, 20____, the _____² granted approval of a conditional use permit for the land uses shown on this plan in accordance with the _____¹ Zoning Ordinance.

- 1 – Name of municipality
- 2 – Name of municipal governing body

APPENDIX E-11

Union County Planning Commission Final Plan Certification

Final Plan approval granted by the Union County Planning Commission on _____, 20____. The Final Plan includes the complete set of plans and information that was filed as part of the application.

Chairperson

Vice Chairperson or Secretary

APPENDIX E-12

Improvements Dedication Certification

We the undersigned, owners of the real property shown and described herein, do certify that we have laid off, platted and subdivided said property and that all proposed streets, easements, and other property identified as proposed public property shown and not heretofore dedicated, are hereby dedicated to the public use.

_____ 20_____
Owner*

* For multiple owners there should be signature blocks for each one.

APPENDIX E-13

Non-Dedicated Improvements Notation

The following improvements _____¹ shown on this set of plans **are not dedicated** for public use. The owner his successors, executors and assigns shall retain ownership and maintenance responsibilities of non-dedicated improvements.

¹ - List those improvements shown on the Final Plan that **are not dedicated** for public use.

APPENDIX E-14

Lot Addition, Consolidation, Tract Survey, Survey Correction Notes

Lot Addition Notation

This Final Plan depicts Lot No. _____ as a lot addition to the existing land(s) of record of the Grantee as recorded in Deed Book ___ Page ___. Both parcels are to be considered as one for future subdivision, land transfer, land development and/or building purposes.

A permit for sewage disposal has been neither requested nor granted for this lot. The Grantee, his heirs, successors, and assigns accept the responsibility for obtaining a permit for sewage disposal facilities if, and at the time, same are necessary. Lot(s) ___ and ___ shown hereon, as of the date of this plot plan notice recording, the property/subdivision is and shall be dedicated for the express purpose of a lot addition.

No portion of this property/subdivision has to be approved by _____¹ or the approving agency for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction to or use of any sewage collection, conveyance, treatment or disposal system (except repairs to existing systems) unless the municipality and the approving agency have approved sewage facilities planning for the property/subdivision shown hereon in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Section 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of _____¹ 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.

Lot Consolidation Notation

This Final Plan depicts the consolidation of the entire area of existing lots of record, as formerly recorded in Deed Book ___ Page ___, into a single lot with the effect of eliminating one or more original lots of record. The land area of said former lots of record is completely contained within the surveyed tract boundary shown hereon and which are to be considered as a single lot for future subdivision, land transfer, land development and/or building purposes.²

Tract Survey Notation

This Final Plan does not propose any subdivision of property or land development activity and is for the sole purpose of updating the tract survey of existing land(s) of record of the owner as recorded in Deed Book ___ Page ___.

¹ - Municipality in which the property to be subdivided is located.

² - Lot consolidation differs from a Lot Addition in that a consolidation combines the total tract area of two or more lots into a single lot and the consolidation plan would show a new tract boundary survey for the land area that was combined with former common lot lines eliminated.