

APPENDIX "B"
SAMPLE CERTIFICATION CLAUSES
FOR
FINAL PLATS

PLAT CERTIFICATES

The following forms and space for the proper signatures shall be used or placed on the Final Plats:

Each Final Plat submitted to the Commission for approval shall carry a Deed of Dedication in substantially the following form:

We, the undersigned _____, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as:
_____ an addition to
_____.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure. There are _____ strips of ground _____ feet in width as shown on this plat and marked "Easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject to all times to the property authorities and to the easement herein reserved. No buildings or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

WITNESS OUT HANDS AND SEALS this _____ day of _____, 20____.

Acknowledgement for Corporations:

COMMONWEALTH OF PENNSYLVANIA
(SS: COUNTY OF _____)

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared (_____) who acknowledged himself to be the President or Vice-President of _____, a corporation, and that he as such President or Vice-President , being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President or Vice President.

IN WITNESS WHEREOF, I have here unto set my hand and official seal.

Notary Public

My Commission expires:

Acknowledgement for Other Than Corporations:

COMMONWEALTH OF PENNSYLVANIA
(SS: COUNTY OF _____)

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally came _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that _____ executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have here unto set my hand and official seal.

Notary Public

My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
ss: COUNTY OF GREENE

Recorded on this _____ day of _____, 20____, in the Recorder's Office of said County in _____ book, volume _____, and page _____.

Given under my hand and seal of said office the day and year aforesaid.

Recorder

ENGINEER'S CERTIFICATION

I _____, a registered professional engineer (or registered surveyor) of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Date

SEAL _____
Signature of Engineer & Registration Number

TOWNSHIP APPROVAL

And now, this _____ day of _____, 20____, We the members of the Board of Supervisors of _____ Township, Greene County, Pennsylvania, hereby certify that we have examined the annexed plat, designated as the _____ as laid out by _____ and that we have received a copy for our files and hereby approve the same.

However, this approval shall not be considered to be a waiver of any Township Ordinance relating to the construction, minimum width, surface materials and drainage facilities in this Plan.

Supervisor

Supervisor

Supervisor

ATTEST: _____ SEAL