

ADD-ON PARCEL PROVISION

I (we) hereby agree to include the following statement in the Deed conveying property in the subdivision tract which is referred to in that certain application and subdivision Plat Plan dated _____, which has been presented for approval to the Columbia County Planning Commission and which pertains to lands owned and being subdivided by _____, situate in _____ of which the parcel(s) is/are to be conveyed to _____, for an add-on parcel(s).

UNDER AND SUBJECT TO THE FOLLOWING:

The property hereby conveyed to the within-named grantee(s) and those certain other, adjacent premises owned by said grantee(s) described in a deed recorded at Columbia County Deed/Record Book _____, Page _____ and/or Instrument # _____ shall be treated and considered as a single parcel of land. The property hereby conveyed shall not be sold or otherwise conveyed by the within-named grantee(s) or his/her/their successors in interest separately from the said adjacent lands of the within-named grantee(s) except after further approval of the Columbia County Planning Commission or such other body having jurisdiction over land subdivision in the subject municipality.

Grantor

Date

Grantor

Date

Failure to comply with the provision herein contained may result in the revocation or nullification of any subdivision or Plat Plan approval granted by the Columbia County Planning Commission.

AGREEMENT

THIS AGREEMENT, made on this date, _____, by and between:

hereinafter called "Property Owner(s)", and Columbia County Planning Commission, Columbia County, Pennsylvania, hereinafter called "Planning Commission".

WITNESSETH AS FOLLOWS:

WHEREAS, Property Owner(s) is/are the owner of certain real estate, situate in _____ Township/Borough, Columbia County, Pennsylvania as described in Columbia County Deed/Record Book _____, Page _____ and/or Instrument # _____ (hereinafter called "Parcel A:"); and

WHEREAS, Property Owner(s) is/are desirous of acquiring certain premises of real estate adjoining Parcel A, as shown on a subdivision plan dated _____ (said adjoining premises being hereinafter called "Parcel B"); and

WHEREAS, Parcel B, in and of itself, has not or will not meet the requirements of the Columbia County Subdivision and Land Development Ordinance effective January 1st 1992; and

WHEREAS, as a condition to approval of the aforesaid subdivision, Planning Commission has required that Property Owner(s) covenant and agree that Parcel A and Parcel B shall be held by the same owner(s), until such time as there shall be further subdivision and/or zoning approval by the appropriate planning and zoning authorities having jurisdiction over said Parcels; and

WHEREAS, Property Owner(s) has/have agreed to said condition subject to the terms and conditions herein set forth.

NOW THEREFORE, in consideration of the subdivision approval to be granted by the Planning Commission and to enable Property Owner(s) to acquire Parcel B, it is agreed as follows:

1. Parcel A and Parcel B shall be treated and considered as a single parcel of land for purposes of applicable zoning, planning, subdivision and land development ordinances. Neither Parcel A nor Parcel B, or any portion thereof, shall be sold, transferred, or conveyed separate and apart from a simultaneous sale, transfer or conveyance of the entire premises of real estate encompassed by both Parcel A and Parcel B to the identical owner(s), except upon prior approval of the zoning and planning authorities having jurisdiction over said parcels.

2. This Agreement shall run with the ownership of Parcel A and Parcel B and shall be binding upon the Property Owner(s) and the Property Owner(s)'s heirs, successors and assigns.

IN WITNESS THEREOF, and intending to be legally bound hereby, the parties have set forth their hands and seals on the day and year first above written.

NOTE: ALL PROPERTY OWNERS MUST SIGN THIS AGREEMENT

WITNESS

GRANTEE

WITNESS

GRANTEE

COLUMBIA COUNTY PLANNING COMMISSION:

ATTEST

DIRECTOR/LAND USE PLANNER

SECRETARY/CHAIRMAN/VICE-CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF

)

On this date, _____ before me, a Notary Public, the undersigned officer, personally appeared _____ known to me or satisfactorily proven 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 hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF

)

On this date, _____ before me, a Notary Public, the undersigned officer, personally appeared _____ known to me or satisfactorily proven 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 hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF) SS:
)

On this date, _____, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the Director/Land Use Planner of the Columbia County Planning Commission, and who, as such Director/Land Use Planner, is authorized to sign this Agreement, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF) SS:
)

Recorded on this date, _____, in the Recorder's Office of Columbia County in Record Book _____, Page _____ and/or Instrument # _____.

Given under my hand and the seal of the said office, the date above written.

RECORDER OF DEEDS