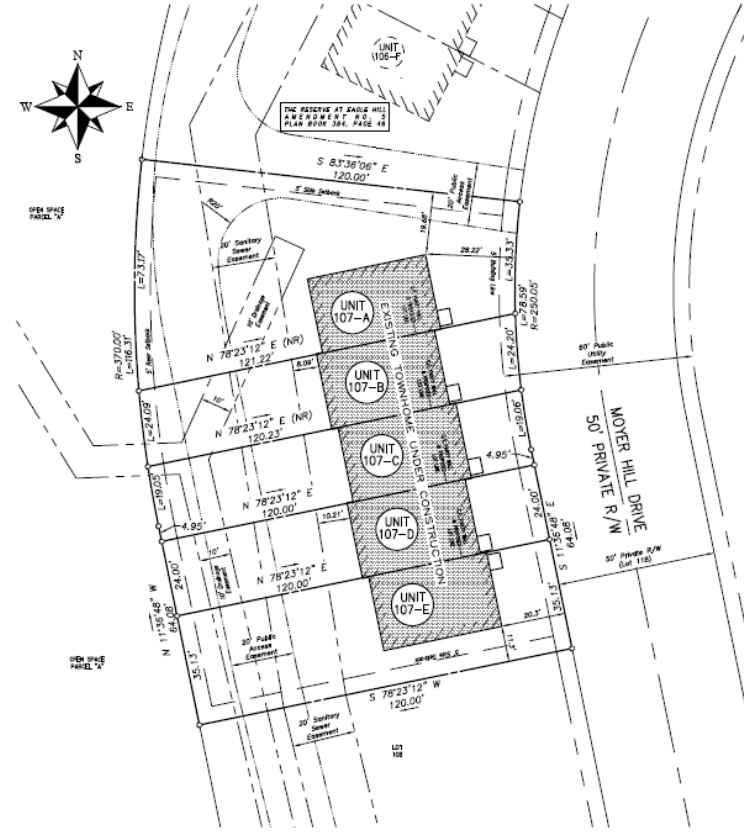


TOWNSHIP ENGINEER
REGISTERED SURVEYOR
CRANBERRY TWP BOARD OF SUPERVISORS
BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY RECORDER OF DEEDS



BY RESOLUTION APPROVED ON THE ____ DAY OF _____, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 7 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS 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) _____
SIGNATURE AND TITLE OF OFFICER WITNESSING
NVR, INC.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED _____ OF NVR, INC. WHO STATED THAT HE 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

I, _____ HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 7 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 2020030004911. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LEND OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE
JAMES A. SPERDUTE, R.S. # 24457-E

I, _____ A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE
SIGNATURE
REGISTRATION NO.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. _____ EFFECTIVE THIS ____ DAY OF _____, 20__.

SECRETARY
CHAIRPERSON

I, JERRY ANDREE, 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 SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF _____.

TOWNSHIP MANAGER

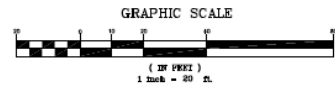
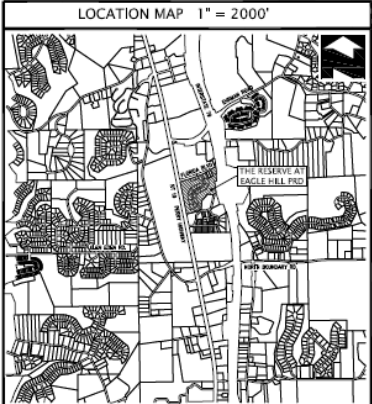
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____, 20__.

SECRETARY
CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

RECORDER OF DEEDS



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 107 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 360, PAGES 36 - 40.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RACIAL TO THE INTERSECTING RIGHT OF WAY LINE.
- SANITARY SEWER EXISTENTS SHALL BE FOR THE BENEFIT OF THE MUNICIPAL SEWER & WATER AUTHORITY OF CRANBERRY TOWNSHIP.

AFFECTED ZONING CLASSIFICATION R-3
PROPOSED USE : PRD (TOWNHOMES)

- TYPICAL LOT SIZE : 0.408 ACRES
- MINIMUM LOT WIDTH : PER PATTERN BOOK
- MINIMUM FRONT SETBACK : 5.00 FEET
- MINIMUM REAR SETBACK : 5.00 FEET
- MINIMUM SIDE SETBACK : 5.00 FEET AT END UNITS
- MINIMUM PRD SETBACK : 50.00 FEET

PROPOSED LOT AREAS	
107-A	6,511.29 SF 0.149 AC
107-B	2,895.85 SF 0.066 AC
107-C	2,881.44 SF 0.066 AC
107-D	2,880.00 SF 0.066 AC
107-E	4,215.12 SF 0.097 AC
TOTAL	19,383.70 SF 0.444 AC

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

LOT REFERENCE:
TAX PARCELS 130-S1-A107
INST# 2020030004911

DEVELOPER/PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
NVR 7191
Ryan

DRAWING NUMBER: 1004-202104
DRAWING SCALE: 1"=20'
DATE: March 30, 2020
DRAWN BY:
CHECKED BY:

**THE RESERVE AT
EAGLE HILL
AMENDMENT NO 7**
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company
166 Deer Lane
Harmony, PA 16037
1712 Mount Nemo Road
Sewickley, PA 15143
Cell Phone: 724-453-4363
Email: info@sperdutesurveying.com