

The Reserve at Eagle Hill

400402

19

70

Moyer Hill Dr

Hillcrest Ter

Friendship Ln





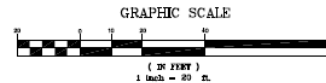
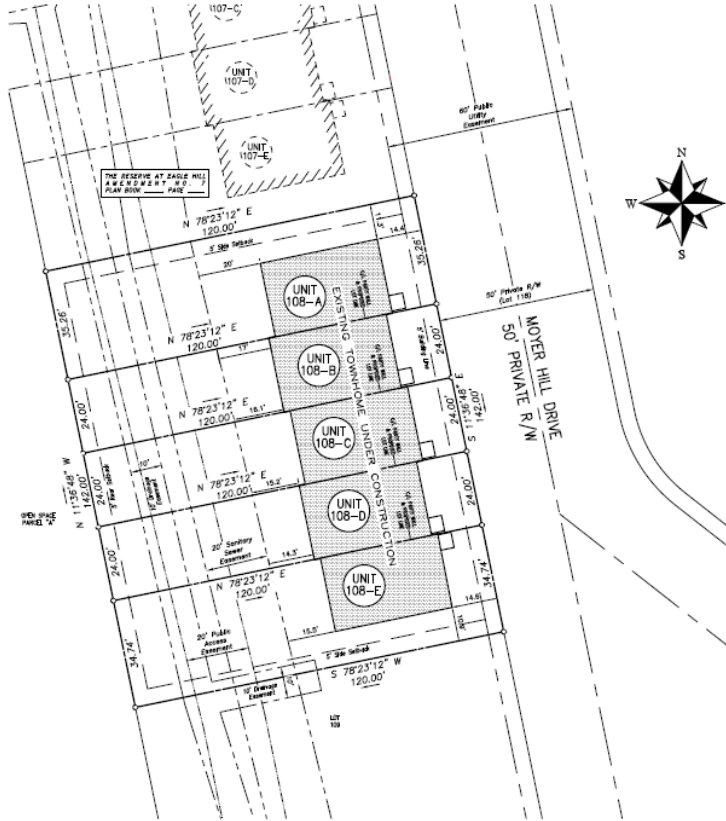
TOWNSHIP  
ENGINEER

REGISTERED  
SURVEYOR

CRANBERRY TWP  
BOARD OF SUPERVISORS

BUTLER COUNTY  
PLANNING COMMISSION

BUTLER COUNTY  
RECORDER OF DEEDS



#### GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 108 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-SOCIAL 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 : 0.406 ACRES
- PER PATTERN BOOK
- MINIMUM LOT WIDTH : 5.00 FEET
- MINIMUM FRONT SETBACK : 5.00 FEET
- MINIMUM REAR SETBACK : 5.00 FEET AT DED LOTS
- MINIMUM SIDE SETBACK : 5.00 FEET

#### PROPOSED LOT AREAS

108-A	4,231.20 SF	0.097 AC
108-B	2,880.00 SF	0.066 AC
108-C	2,880.00 SF	0.066 AC
108-D	2,880.00 SF	0.066 AC
108-E	4,168.80 SF	0.096 AC
<b>TOTAL</b>	<b>17,040.00 SF</b>	<b>0.381 AC</b>

#### PROPERTY REFERENCES

PROPERTY OWNER:  
NVR, INC.  
ONE PENN CENTER WEST, SUITE 220  
PITTSBURGH, PA 15276  
LOT REFERENCE:  
TAX PARCEL 130-31-A108  
INST# 20200521000923



DRAWING NUMBER: 1004-201801
DRAWING SCALE: 1"=30'
DATE: June 11, 2020
DRAWN BY:
REVISIONS:

## THE RESERVE AT EAGLE HILL AMENDMENT NO 8

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

**Sperdute Land Surveying**  
A Division of Sheffer & Company

108 Deer Lane  
Harrisburg, PA 17103

1712 Mount Nebo Road  
Sewickley, PA 15143

Office Phone: 724-452-4342  
Email: info@sperdutesurveying.com

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. 8 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREGULARLY 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)

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING

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. 8 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 20200521000923. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN 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. SPERDUITE, 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 ANDRZEJ, 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