

BY RESOLUTION APPROVED ON THE _____ DAY OF _____, THE BOARD OF DIRECTORS OF THE GREEN FIELDS HOMEOWNERS ASSOCIATION, ORGANIZED IN COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE GRAHAM PARK AND GREEN FIELDS 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.

GREEN FIELDS HOMEOWNERS ASSOCIATION

SIGNATURE AND TITLE OF OFFICER WITNESSING

SIGNATURE OF AUTHORIZED OFFICER

PRINTED NAME AND TITLE

DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF _____, PERSONALLY APPEARED _____ OF THE GREEN FIELDS HOMEOWNERS ASSOCIATION, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE ASSOCIATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE ASSOCIATION 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 GRAHAM PARK AND GREEN FIELD PLAN IS IN THE NAME OF GREEN FIELD HOMEOWNERS ASSOCIATION AND IS RECORDED AT INSTRUMENT NO. 200401050000226. 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. 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

BUTLER COUNTY
RECORDER OF DEEDS

BUTLER COUNTY
PLANNING COMMISSION

TOWNSHIP
ENGINEER

REGISTERED
SURVEYOR

Plan References:

- Green Fields Estates Plan No. 1 – PBV 146, Page 40
- Green Fields Estates Plan No. 2 – PBV 161, Page 37
- Hunters Creek Phase II Plan – PBV 195, Pages 44-45
- Graham Consolidation & Subdivision Plan – PBV 260, Pages 39-42

General Plan Notes:

- The purpose of this plan is to revise the property line between lands of Green Field Homeowners Association and the Township of Cranberry (Graham Park)
- This property is subject to any and all easements, agreements, rights of way, leases and other items that may appear in a full title search.
- This property is affected by a FEMA designated Floodway and Floodplain as shown on available FEMA mapping for Cranberry Township, Butler County.

Grantor

Green Field Estates Homeowners Association

Open Space in the Green Field Estates Plan No 2
PBV 161, Pg 37

Tax Parcel
130-S26-AC-0000
Instrument No. 200401050000226

Grantee

Township of Cranberry

Lot 4
Graham Subdivision & Consolidation Plan
PBV 260, Pgs 39-42

Tax Parcel
130-4F108-14D
Instrument No. 200304010013180

Drawing Number 1004-1818817
Drawing Scale 1"=100'
Date October 30, 2020
Project Manager JSS
Revision
11.05.2020...per twp comment

Sheet 1 of 3

Lot Line Revision Graham Park & Green Fields Plan

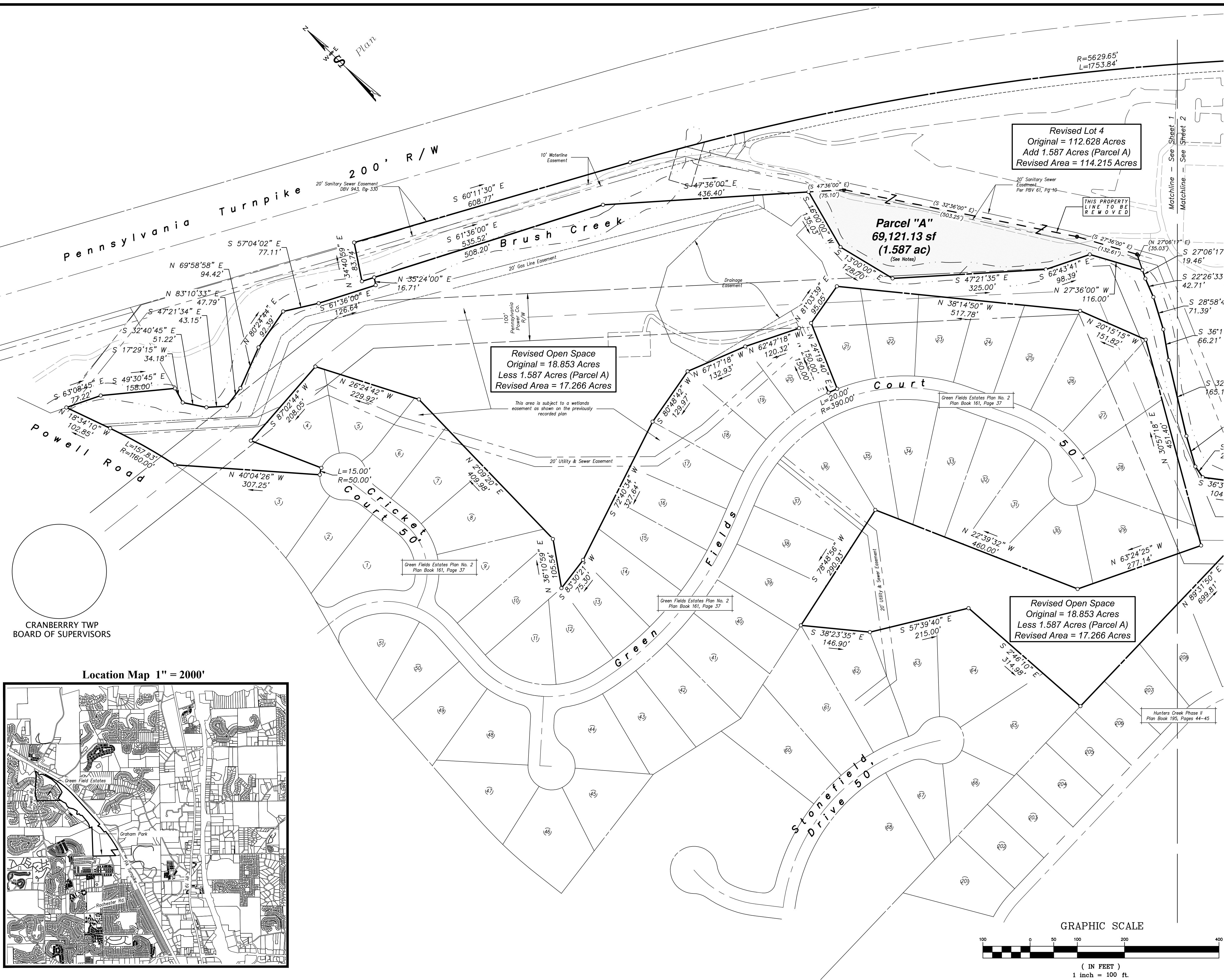
Being A Revision to Graham Park and
The Green Fields Estates Open Space
Cranberry Township, Butler County, Pennsylvania

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

108 Deer Lane
Harmony, PA 16037

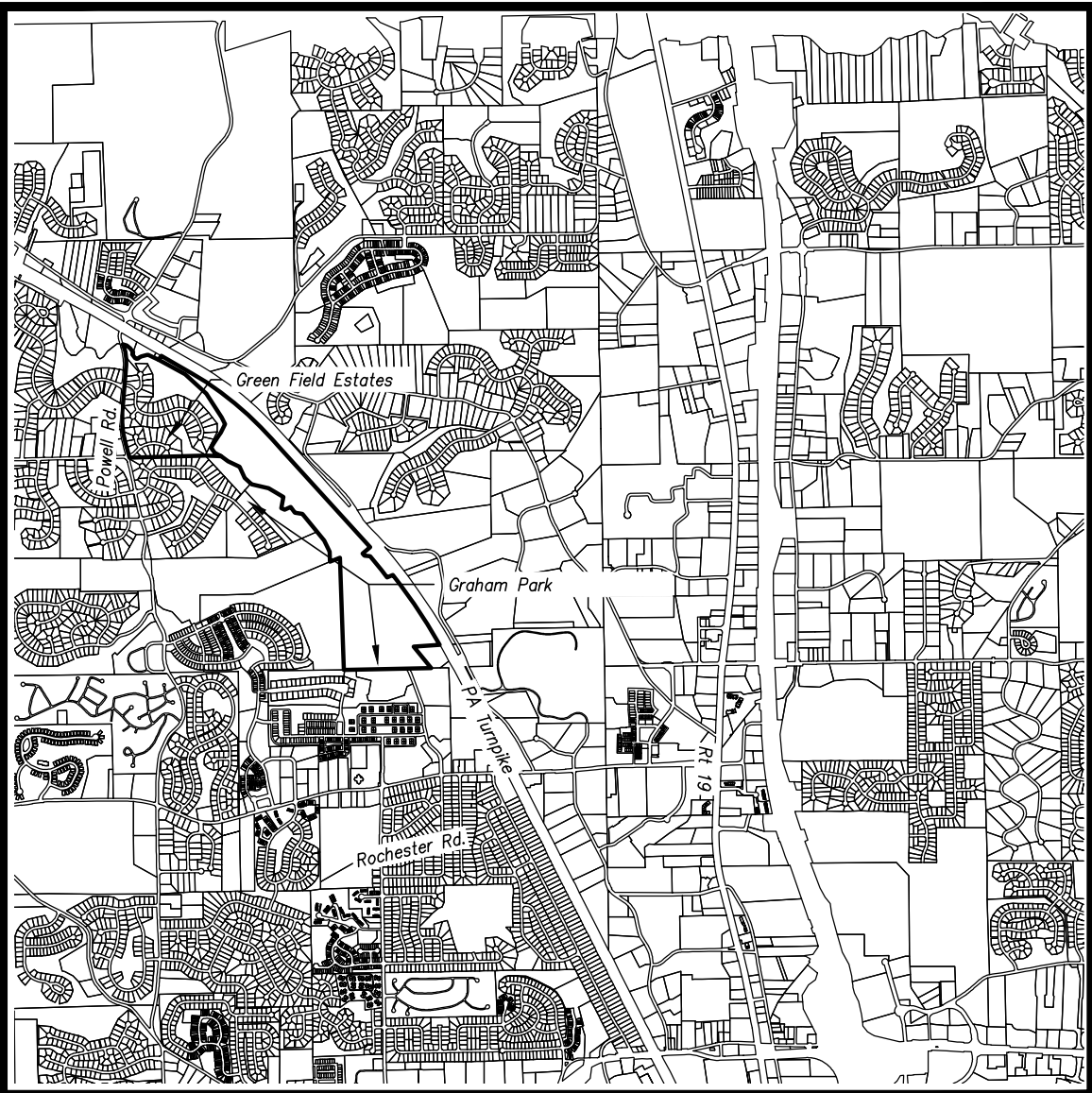
1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com



CRANBERRY TWP
BOARD OF SUPERVISORS

Location Map 1" = 2000'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

