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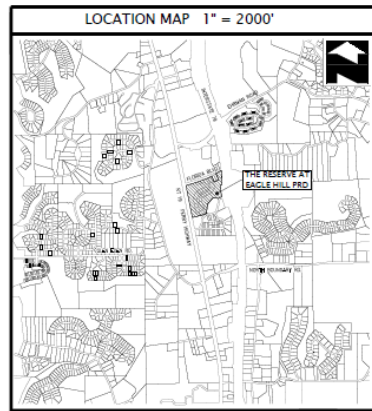
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The Reserve at Eagle Hill

Meyer Hill Dr

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 101 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 389, PAGES 36 - 40. BEARINGS HAVE BEEN ADJUSTED TO INTERFERE THE PA STATE PLANE COORDINATE SYSTEM.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (N) ARE NON-ADAPTED TO THE INTERESTING POINT OF WAY LINE.
- SANITARY REEDY EXHIBITS SHALL BE FOR THE BENEFIT OF THE MUNICIPAL REEDY & WATER AUTHORITY OF CRANBERRY TOWNSHIP.

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

- TYPICAL LOT AREA : 0.176 ACRES
- FBI PATTERN BOOK
- MINIMUM FRONT SETBACK : 5.00 FEET
- MINIMUM REAR SETBACK : 5.00 FEET
- MINIMUM SIDE SETBACK : 5.00 FEET
- MINIMUM LOT WIDTH : 30.00 FEET

PROPOSED LOT AREAS

111-A	7,740.009 SF	0.176 AC
111-B	2,544.029 SF	0.058 AC
111-C	2,567.449 SF	0.058 AC
111-D	2,472.465 SF	0.057 AC
111-E	2,374.715 SF	0.055 AC

PROPERTY REFERENCES

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

LOT INTERFERE

DEVELOPER/PROPERTY OWNER

NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY

RECORDING

RECORDING CLERK: 1000-772240
RECORDING SCALE: 1" = 200'
DATE: JULY 18, 2020
RECORDING BY: [Signature]
RECORDING:

THE RESERVE AT EAGLE HILL AMENDMENT NO 15
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffer & Company

188 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Swatsburg, PA 16148

Office Phone: 724-462-4382
Email: info@sperdutesurveying.com

BY RESOLUTION APPROVED ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND TOWNSHIP ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 15 PLAN, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND INDIVIDUALLY 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 REPRESENTING _____
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 _____, 20____.

(SEAL) _____ NOTARY PUBLIC: _____

_____, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 15 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202012220030002. 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. # 244507-E

_____, 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 ANDRUS, 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____.

RECORDING OF DEEDS

GRAPHIC SCALE
1" = 200'
1 Scale = 20 ft.