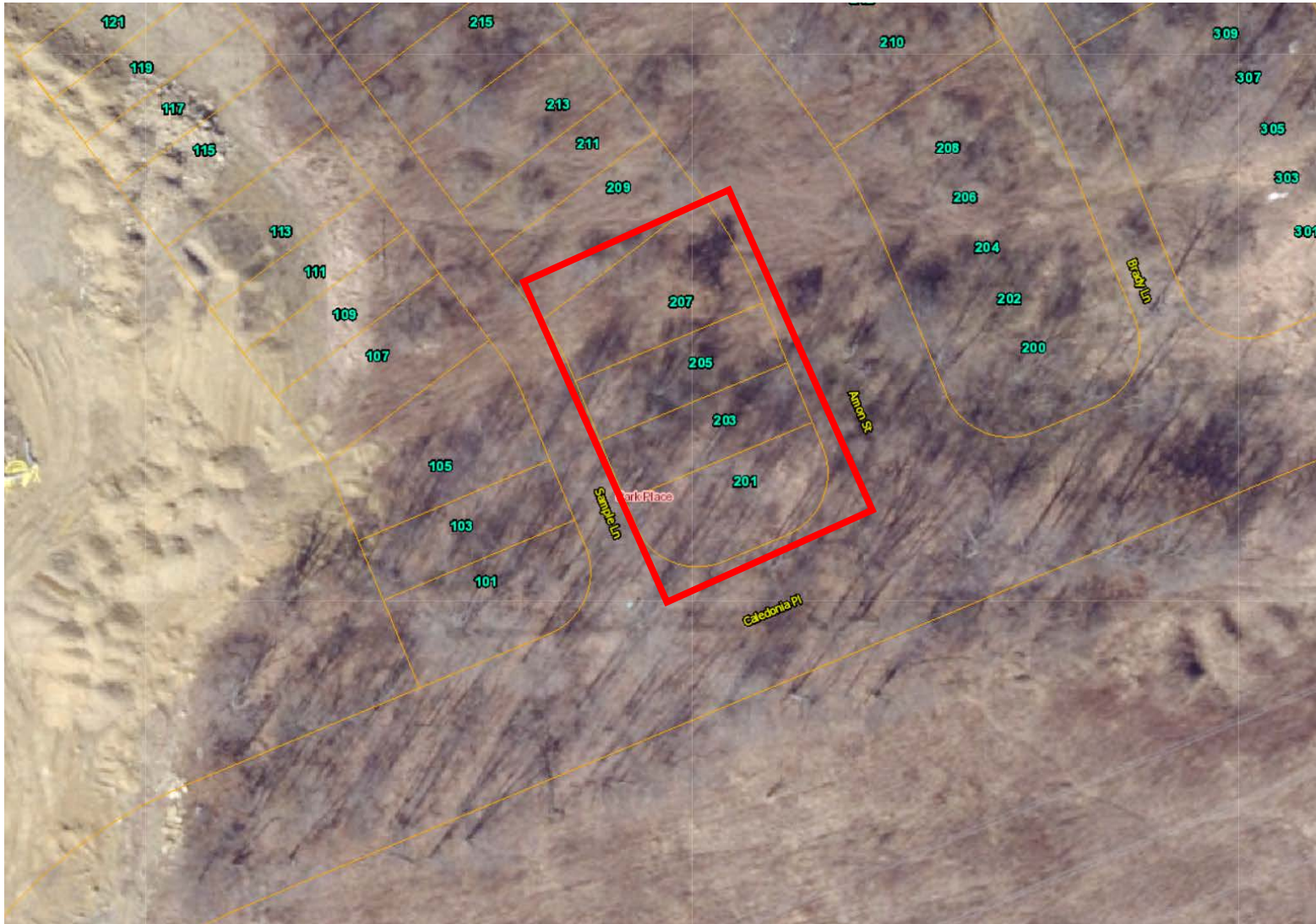


Park Place – Amendment No. 46



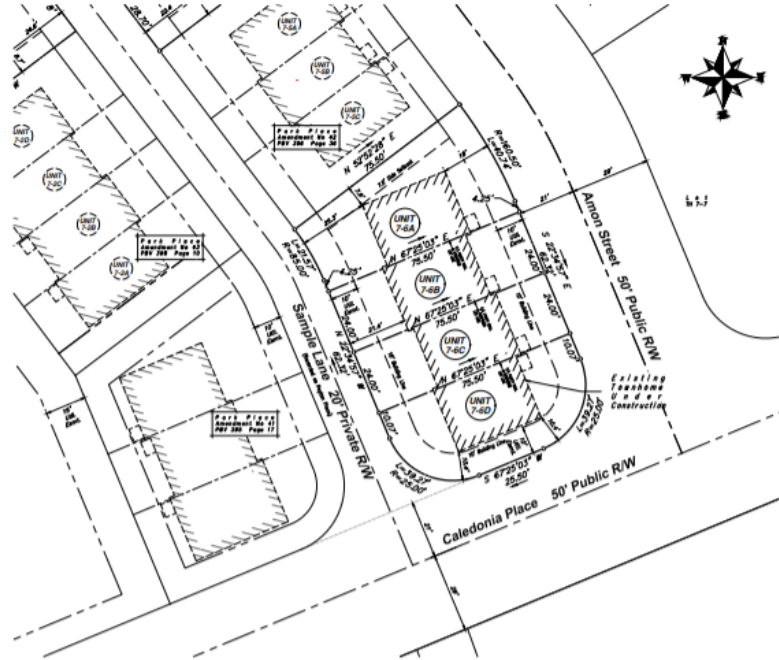
TOWNSHIP
ENGINEER

REGISTERED
SURVEYOR

CRANBERRY TWP
BOARD OF SUPERVISORS

BUTLER COUNTY
PLANNING COMMISSION

BUTLER COUNTY
RECORDER OF DEEDS



BY RESOLUTION APPROVED ON THE _____ DAY OF _____, 2020, THE BOARD OF DIRECTORS OF NWR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 46 PLAN, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NWR, 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 NWR, 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 _____, 2020.

(DEAL) _____ NOTARY PUBLIC



I, _____, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 46 IS IN THE NAME OF NWR, INC. AND IS RECORDED AT INSTRUMENT NO. 20200290027612. 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. SPERDEVITE, P.S. # 24457-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 _____, 2020.

SECRETARY _____ CHAIRPERSON _____

I, JERRY ANDRES, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL, OUTLINED BY 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 _____, 2020.

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 _____, 2020.

RECORDER OF DEEDS



Lot Area Tabulation

UNIT	Sq. Ft.	Acres
7-6A	2,672,993	0.061
7-6B	1,812,000	0.042
7-6C	1,812,000	0.042
7-6D	2,380,057	0.055
TOTALS	8,677.05	0.200

GRAPHIC SCALE



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH 7-6 OF THE PARK PLACE PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 380, PAGES 9-14.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (D) ARE NON-PADIAL TO THE INTERSECTIONS RIGHT OF WAY LINE.

AFFECTED ZONING CLASSIFICATION: CCD-2
PROPOSED USE: CCD-2

- MINIMUM LOT SIZE PER PATTERN BOOK
- MINIMUM LOT WIDTH PER PATTERN BOOK
- MINIMUM FRONT SETBACK PER PATTERN BOOK
- MINIMUM REAR SETBACK PER PATTERN BOOK
- MINIMUM SIDE SETBACK PER PATTERN BOOK
- MAXIMUM BUILDING HEIGHT PER PATTERN BOOK

PROPERTY REFERENCES

PROPERTY OWNER:
NWR, INC.
ONE POND CENTER WEST, SUITE 200
PITTSBURGH, PA 15276

LOT TH 7-6
TAX PARCEL 130-046-46
N57E 30201000027612

DEVELOPER / PROPERTY CONSULTANT

NVR
ONE POND CENTER WEST, SUITE 200
PITTSBURGH, PA 15276
800.7.701

Ryan

DESIGN DATE & CHECK/HAS/REVIEW DATE

DESIGN DATE	10-01-2020
CHECK/HAS/REVIEW DATE	10-01-2020
DESIGNER	James A. Sperdevite
CHECKER	James A. Sperdevite
HAS/REVIEWER	James A. Sperdevite

**PARK PLACE
AMENDMENT NO. 46**

BEING A RE-SUBDIVISION OF PARCEL TH 7-6
PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
AS RECORDED IN PLAN BOOK 380, PAGES 9-14
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdevite Land Surveying
A Division of Sheffer & Company

108 Deer Lane
Hannery, PA 16037

1712 Mount Nelson Road
Sheffield, PA 15143

Office Phone 724-452-4382
Email info@SperdeviteLandSurveying.com
James A. Sperdevite, P.S. # 24457-E