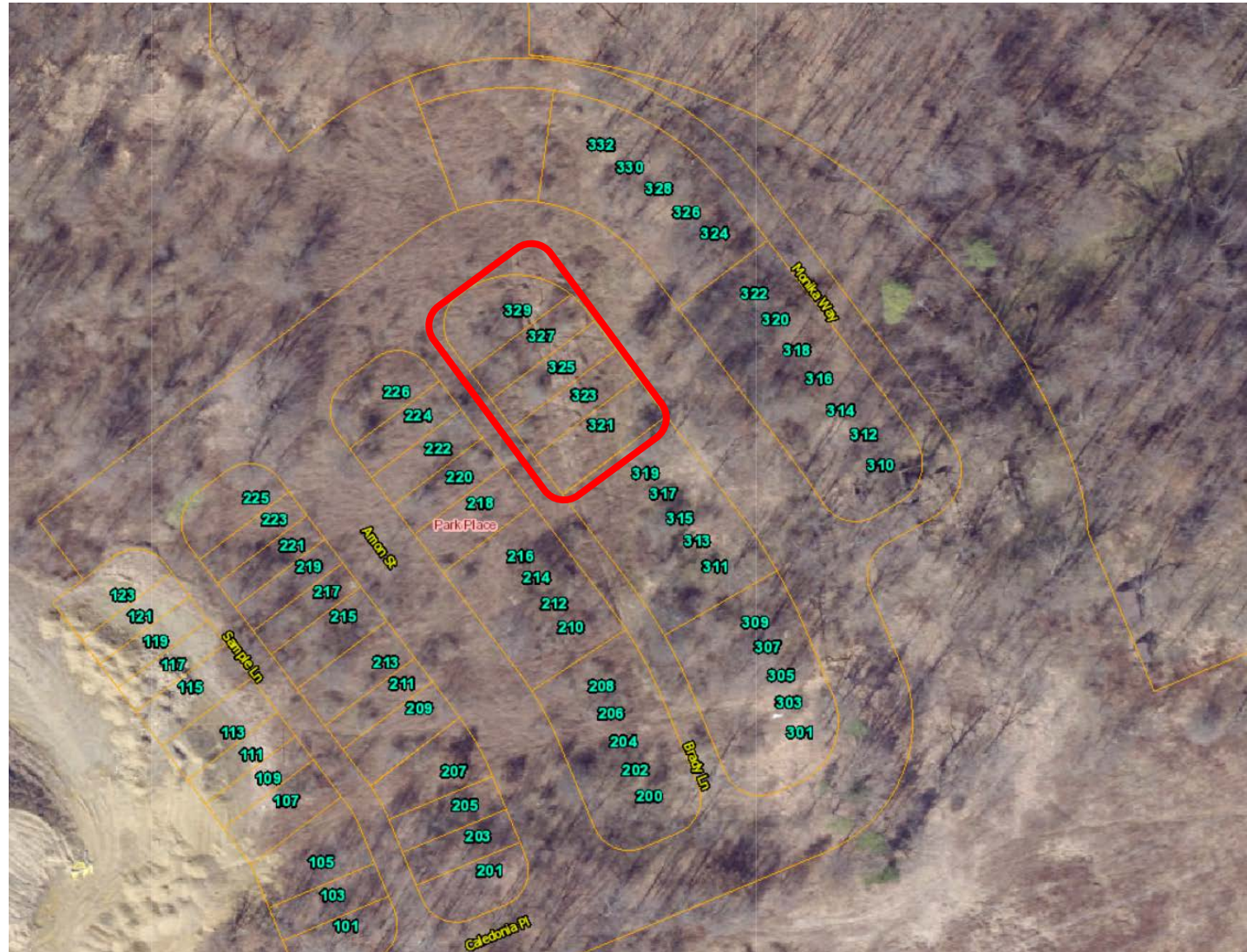
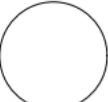
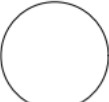


Park Place – Amendment No. 47

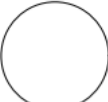




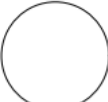
TOWNSHIP
ENGINEER



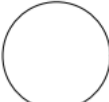
REGISTERED
SURVEYOR



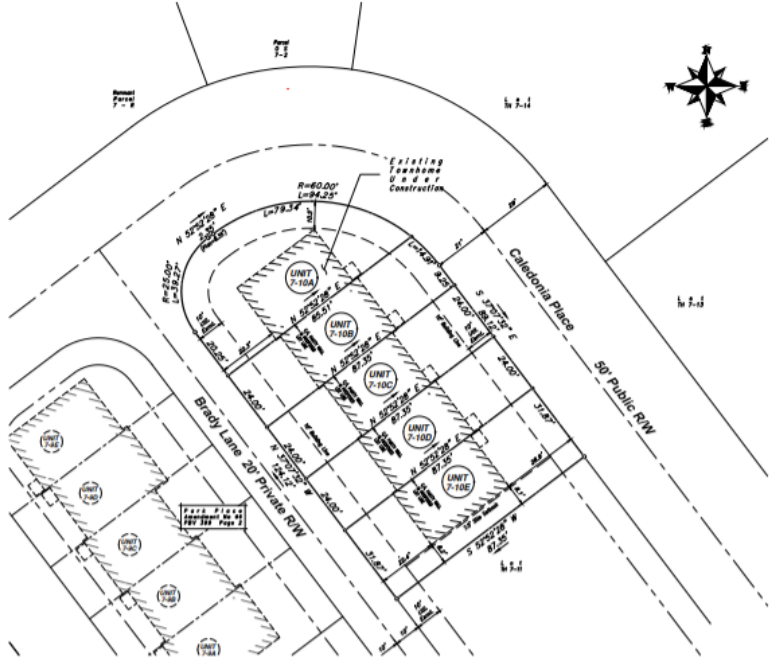
CRANBERRY TWP
BOARD OF SUPERVISORS




BUTLER COUNTY
PLANNING COMMISSION

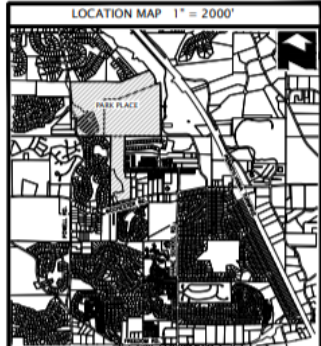


BUTLER COUNTY
RECORDER OF DEEDS





LOCATION MAP 1" = 2000'

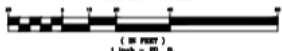


Lot Area Tabulation

Unit	Sq Ft.	Acres
7-10A	3,054.617	0.070
7-10B	2,087.1179	0.048
7-10C	2,096.4213	0.048
7-10D	2,096.4213	0.048
7-10E	2,784.3086	0.064
TOTALS	12,119.1871	0.278

Recorded plan verifiably data lot area of 12,185.97 of or 0.28 acres

GRAPHIC SCALE



1 inch = 80 ft.

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH 7-10 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 (DW) ARE NON-PARALLEL TO THE INTERSECTING 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:
NVR, INC.
ONE EIGHT CENTER WEST, SUITE 200
PITTSBURGH, PA 15276

LOT REFERENCE:
LOT TH 7-10
TAX PARCEL 130-546-A10
MDTA 20011200030000

RECORDING INFORMATION

FILED IN: 130-546-A10
DATE: 08/11/2021
RECORDED IN: 380-14

PARK PLACE AMENDMENT NO. 47

BEING A RE-SUBDIVISION OF PARCEL TH 7-10
PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
AS RECORDED IN PLAN BOOK 380, PAGES 9-14
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffer & Company

108 Deer Lane
Harrisburg, PA 17107

1712 Mount Halo Road
Shenandoah, PA 17164

Office Phone: 717-452-4362
Email: info@sperdute.com
James A. Sperdute, PLS # 24457-E

BY RESOLUTION APPROVED ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 47 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.

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESS

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

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, PLS # 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 _____, 20____.

SECRETARY

CHAIRPERSON

I, JERRY ANDRES, 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 22-303 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 _____.

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

RECORDER OF DEEDS