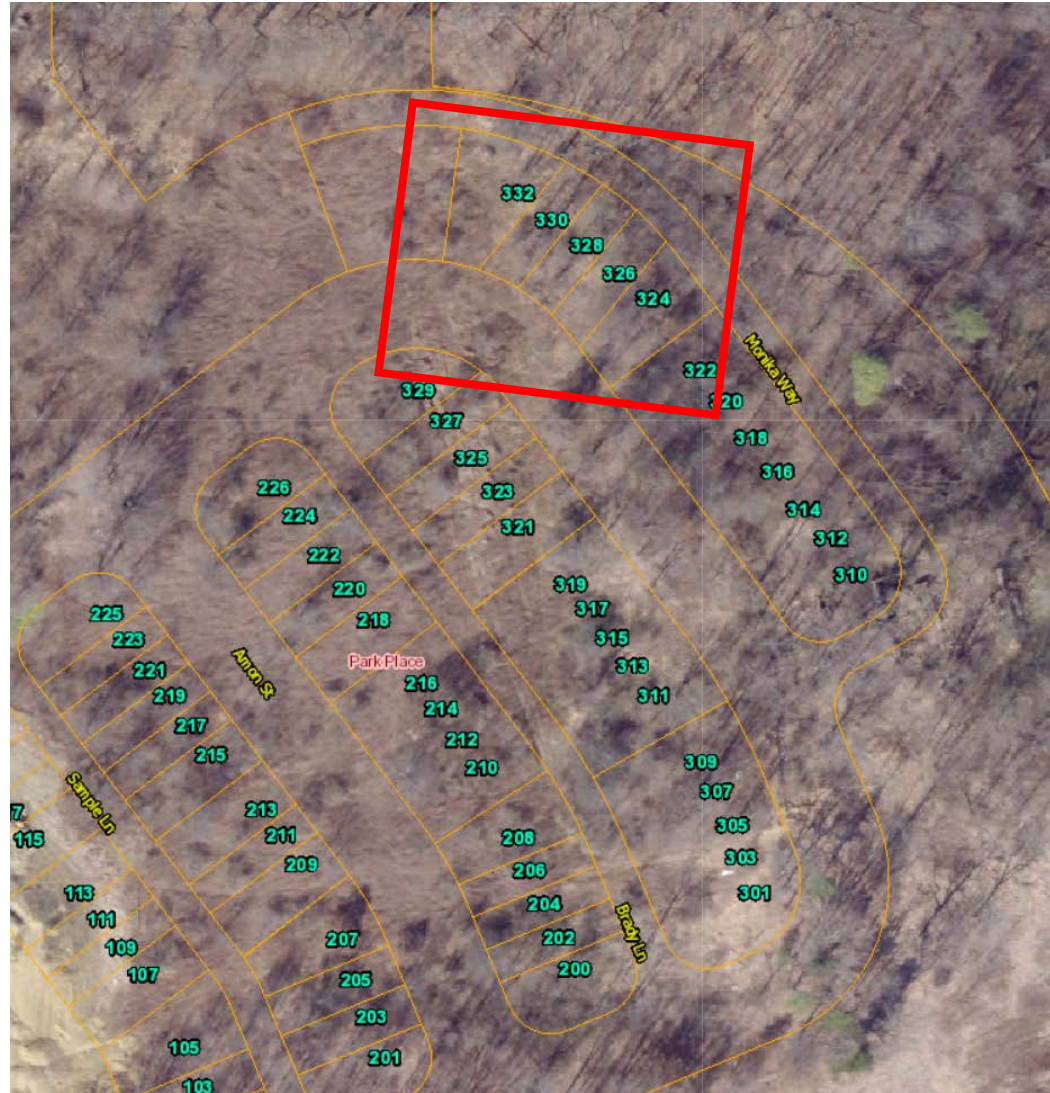


Park Place Amendment No. 49



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 _____, 20____, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 49 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.

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 _____, 20____.
(SEAL) _____ NOTARY PUBLIC

I, _____, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 49 IS IN THE NAME OF NVR, INC. AND IS RECORDED AS INSTRUMENT NO. 2022020003006. 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

_____, 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 ANDERLE, 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 _____.

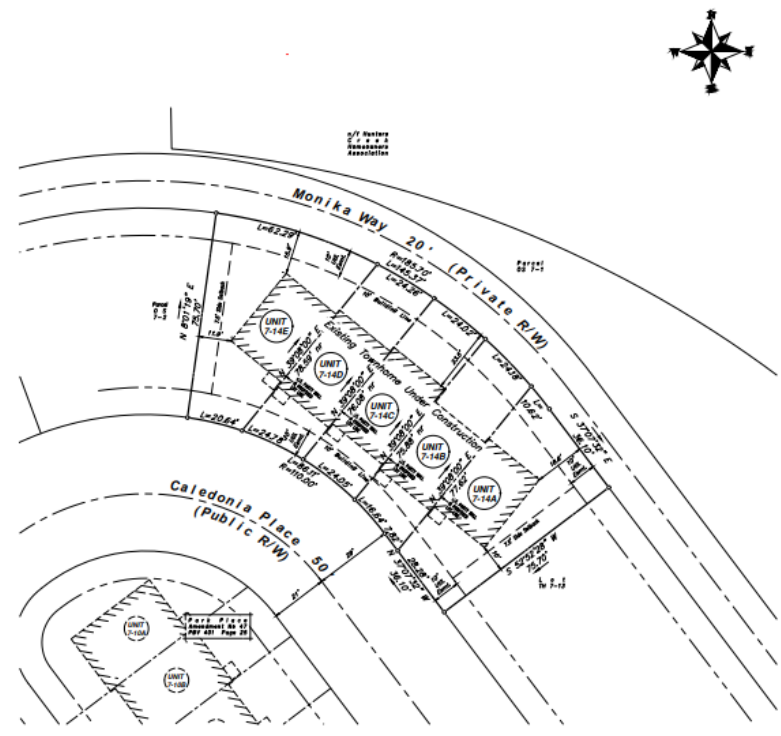
TOWNSHIP MANAGER
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS ____ DAY OF _____, 20____.

SECRETARY

CHAIRPERSON

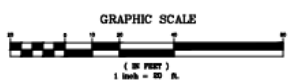
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

RECORDER OF DEEDS
AutCAD SHX Text
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. 49 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.



Lot Area Tabulation

Unit	Sq. Ft.	Acres
7-14A	2,840,120	0.065
7-14B	1,839,866	0.042
7-14C	1,819,175	0.042
7-14D	1,850,912	0.042
7-14E	3,544,153	0.072
TOTALS	11,494,226	0.263



GENERAL PLAN NOTES
1. THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH 7-14 OF THE PARK PLACE PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 390, PAGES 9-14.
2. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
3. IF APPLICABLE, BEARINGS LABELED AS (NW) ARE NON-PADIAL TO THE INTERSECTING RIGHT OF WAY LINES.

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
MINIMUM BUILDING HEIGHT PER PATTERN BOOK

PROPERTY REFERENCES
PROPERTY OWNER:
NVR, INC.
ONE PARK CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
LOT REFERENCE:
LOT TH 7-14
TAX PARCEL 130-046-104
INST# 2022020003006



MEASUREMENTS AND CALCULATIONS

DATE	BY	REVISION
08/11/2022	JAS	1.000
08/11/2022	JAS	1.001
08/11/2022	JAS	1.002
08/11/2022	JAS	1.003
08/11/2022	JAS	1.004
08/11/2022	JAS	1.005
08/11/2022	JAS	1.006
08/11/2022	JAS	1.007
08/11/2022	JAS	1.008
08/11/2022	JAS	1.009
08/11/2022	JAS	1.010

P
AMENDMENT NO. 49
BEING A RE-SUBDIVISION OF PARCEL TH 7-14
PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
AS RECORDED IN PLAN BOOK 390, PAGES 9-14
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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A Division of Sheffer & Company
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Seavoy, PA 15142
Office Phone: 724-452-4362
Email: JMS@SperduteLandSurveying.com
James A. Sperdute, R.S. # 24457-E