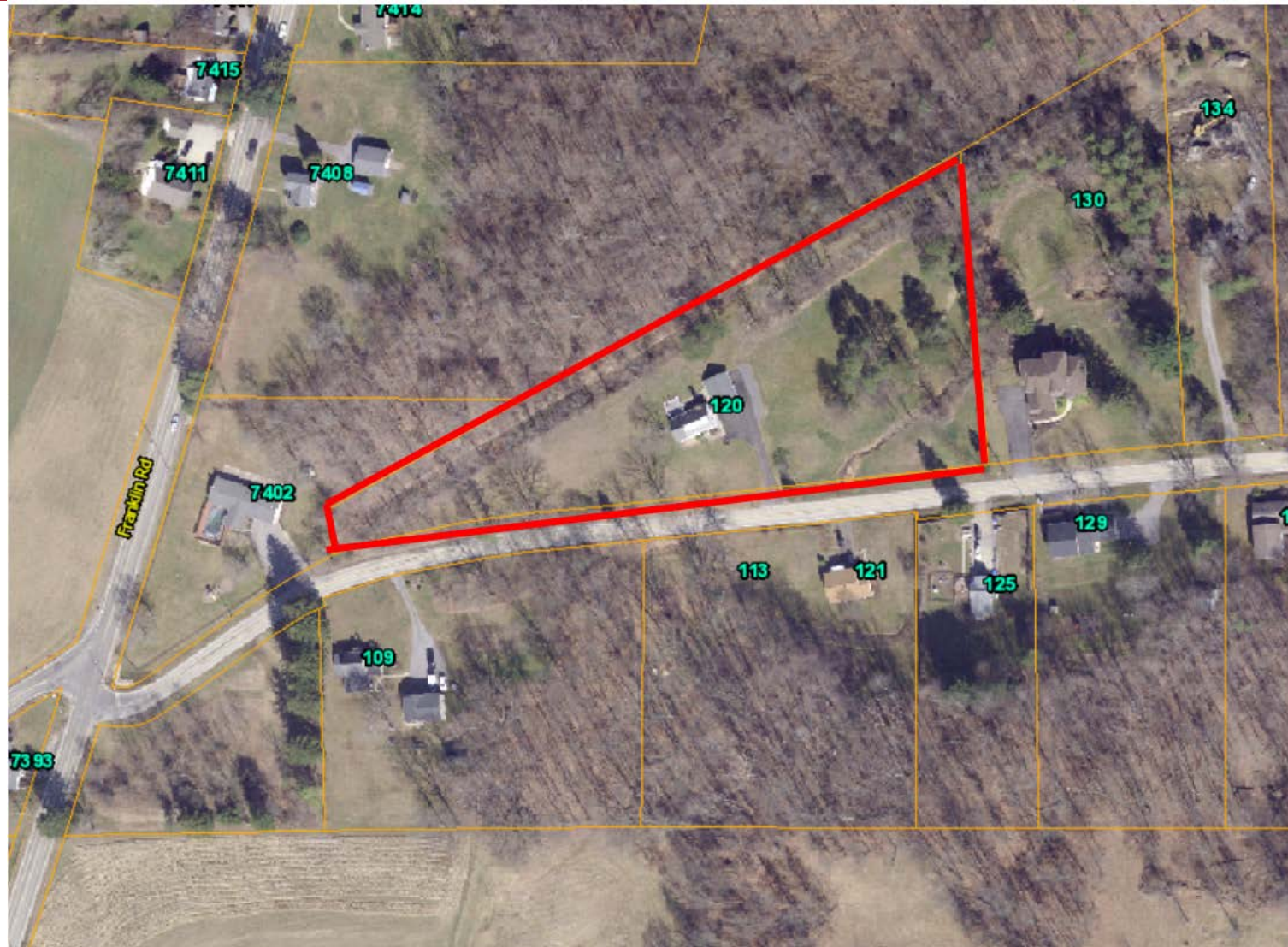


# John D. Uthman Subdivision Plan





**ZONING REQUIREMENTS**

PRESENT ZONING: R-1 RURAL RESIDENTIAL

MINIMUM LOT AREA: 1.50 ACRE (WITHOUT PUBLIC SANITARY SEWER)  
1.25 ACRE (WITH PUBLIC SANITARY SEWER)

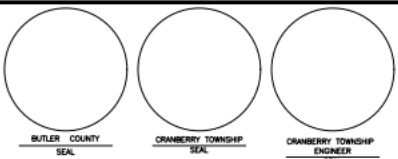
MINIMUM LOT WIDTH: 100 FEET

FRONT YARD DEPTH: 50 FEET

SIDE YARD DEPTH: 20 FEET

REAR YARD DEPTH: 30 FEET

REFERENCE PLAN:  
PROPERTY SURVEY AND HOUSE FOOT  
FOR JOHN UTHMAN  
BY SURVEY ASSOCIATES  
DND NO. 1907-4-1  
DATED: 08-08-1997



I, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LOT LINE REVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS OTHERWISE SPECIFIED AND AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS DAY OF \_\_\_\_\_ 20\_\_\_\_

SECRETARY \_\_\_\_\_ CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY \_\_\_\_\_ CHAIRMAN, BOARD OF SUPERVISORS

THE TOWNSHIP OF CRANBERRY AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE \_\_\_\_\_ SECRETARY \_\_\_\_\_

WE, JOHN D. & PAMELA S. UTHMAN, OWNER OF THE LAND SHOWN ON THE JOHN D. UTHMAN SUBDIVISION PLAN HEREBY ACCEPT THIS PLAN AS OUR PLAN AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ATTEST:  
JOHN D. UTHMAN  
PAMELA S. UTHMAN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JOHN D. & PAMELA S. UTHMAN, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
SEAL: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

WE, JOHN D. & PAMELA S. UTHMAN, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN IN THE ABOVE UTHMAN SUBDIVISION PLAN IS IN THE NAME OF JOHN D. & PAMELA S. UTHMAN, AS RECORDED IN DEED BOOK VOLUME 2770, PAGE 245, RECORDER OF DEEDS OFFICE.

WITNESS: \_\_\_\_\_  
JOHN D. UTHMAN  
PAMELA S. UTHMAN

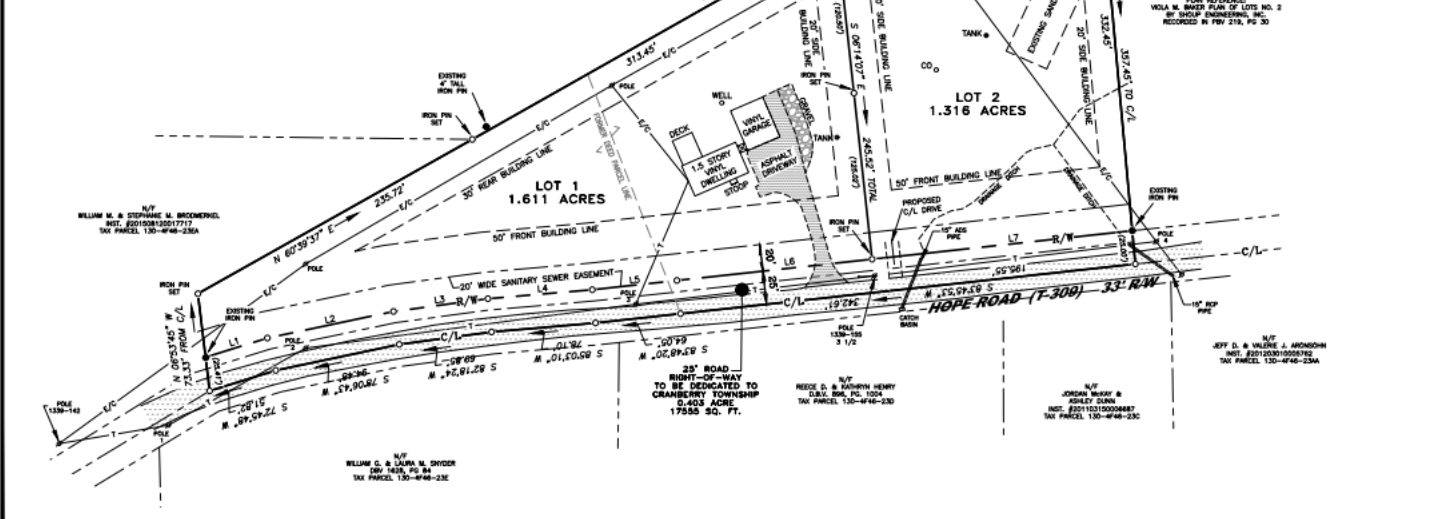
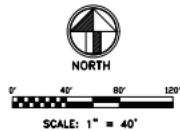
I, \_\_\_\_\_ MORTGAGEE OF THE PROPERTY CONTAINED IN THE JOHN D. UTHMAN SUBDIVISION PLAN, CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS: \_\_\_\_\_  
NAME, TITLE, AND MORTGAGEE

COMMONWEALTH OF PENNSYLVANIA } SS  
COUNTY OF BUTLER }  
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RECORDER: \_\_\_\_\_ SEAL: \_\_\_\_\_



**SIGHT DISTANCE CHART FOR APPROACHING TRAFFIC POSTED SPEED LIMIT = 25 MPH**

TOP OF ELEVATION (POST MARK)	EXISTING SURFACE GRADE (FOOT)	REQUIRED SURFACE GRADE (FOOT)	EXISTING TRM. REL. DISTANCE (FOOT)	REQUIRED TRM. REL. DISTANCE (FOOT)	EXISTING SIGHT DISTANCE (FOOT)	REQUIRED SIGHT DISTANCE (FOOT)
PROPOSED LOT 2	+838	190	81140	+808	147	8404

**HOPE ROAD - 25' R/W DESCRIPTIONS**

LINE	BEARING	DISTANCE
L1	S 72°28'28" W	49.43
L2	S 78°16'43" W	96.56
L3	S 87°18'24" W	71.36
L4	S 85°03'10" W	78.42
L5	S 82°28'00" W	63.78
L6	S 83°28'53" W	137.08
L7	S 83°45'53" W	119.00

**NOTES:**

(1) ALL LOCATIONS OF SURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.

ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTH. CALL 1-800-242-1776.

(2) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.

**3.330 ACRES = TOTAL ACRES**  
R-1 RURAL RESIDENTIAL

OWNERS: JOHN D. & PAMELA S. UTHMAN  
130 HOPE ROAD  
CRANBERRY TOWNSHIP, PA 16068

DEED REFERENCE: DEED BOOK 2770, PAGE 245  
TAX PARCEL NO.: 130-4F48-23H

**JOHN D. UTHMAN SUBDIVISION PLAN**

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.  
DATE: MARCH 7, 2022

**SURVEY TECH & ASSOCIATES, LLC**  
ENGINEERING LAND SURVEYS  
308 SENECA LANE - EVANS CITY, PA. 16033  
PHONE (784) 423-2007

TAMARA A. RANALL, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

REGISTRATION NO. 31-091848  
EXPIRES 12/31/2024  
C.O.G. NO. 5814-2022-SUB

REVISIONS: \_\_\_\_\_  
DATE: \_\_\_\_\_

