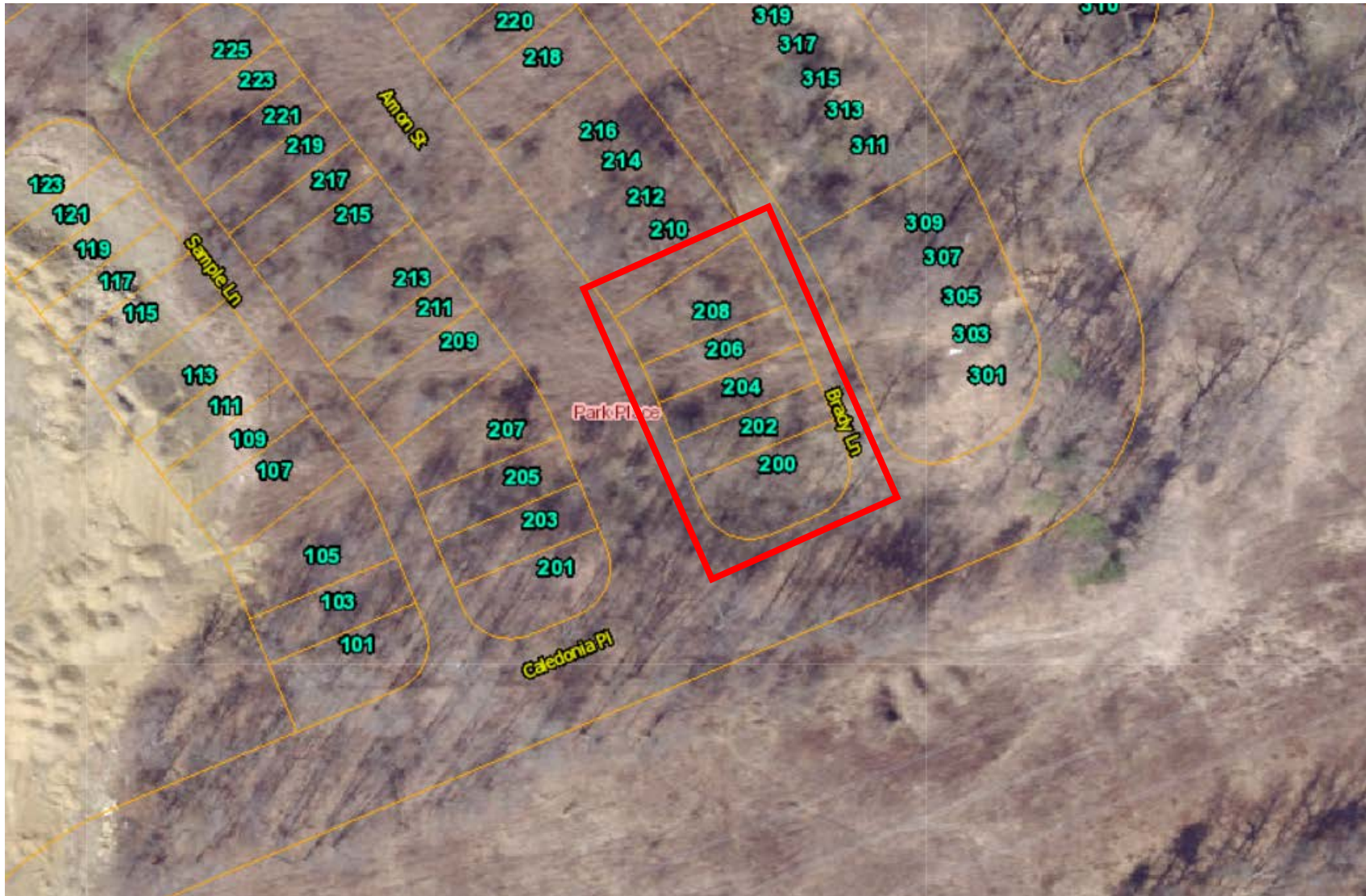


Park Place Amendment No. 48



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 _____ THE BOARD OF DIRECTORS OF NWR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 48 PLAN ADOPED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY DEVOTED 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 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 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 _____
(SEAL) _____ NOTARY PUBLIC

I, _____ HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 48 IS IN THE NAME OF NWR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 20220190001413 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LEIN 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

I, _____ 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 ANDREE, 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 _____

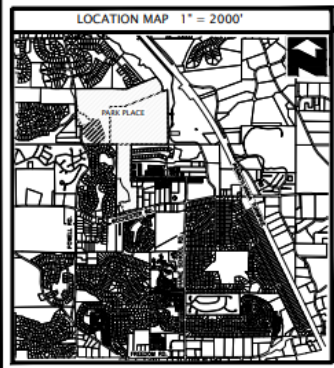
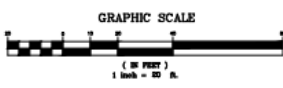
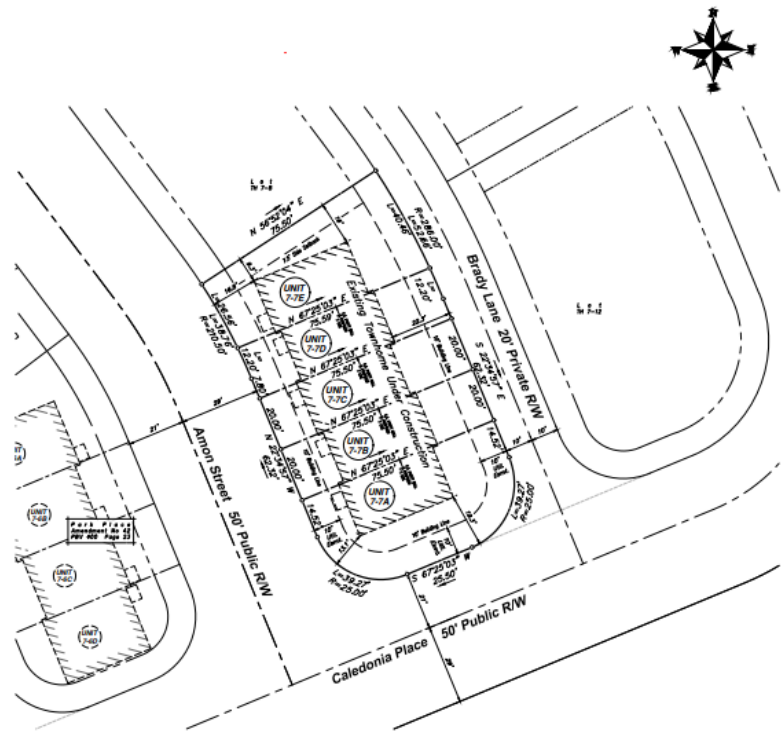
TOWNSHIP MANAGER _____
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____

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 _____



Lot Area Tabulation

Unit	Sq. Ft.	Acres
7-7A	2,715,625	0.062
7-7B	1,510,000	0.035
7-7C	1,510,000	0.035
7-7D	1,510,398	0.035
7-7E	2,528,768	0.058
TOTALS	9,775,791	0.225

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL 7A 7-7 OF THE PARK PLACE PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 300, PAGES 9-14
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (W) ARE NON-PADIAL 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
- MINIMUM BUILDING HEIGHT PER PATTERN BOOK

PROPERTY REFERENCES
PROPERTY OWNER: NWR, INC. ONE TOWN CENTER WEST, SUITE 200 PITTSBURGH, PA 15276
LOT NO: 7-7
TAX PARCEL: 120-546-A7
METS# 20220190001413



PLANETABLE	DATE
PROJ. NO.	DATE
ISSUE NO.	DATE
REVISION	DATE

PARK PLACE AMENDMENT NO. 48
BEING A RE-SUBDIVISION OF PARCEL 7A 7-7 PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 300, PAGES 9-14 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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A Division of Shelton & Company
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1772 Mount Halo Road Shrewsbury, PA 15443
Office Phone: 717-422-4882
Email: info@sperduite.com
James A. Sperduite, R.S. # 24457-E