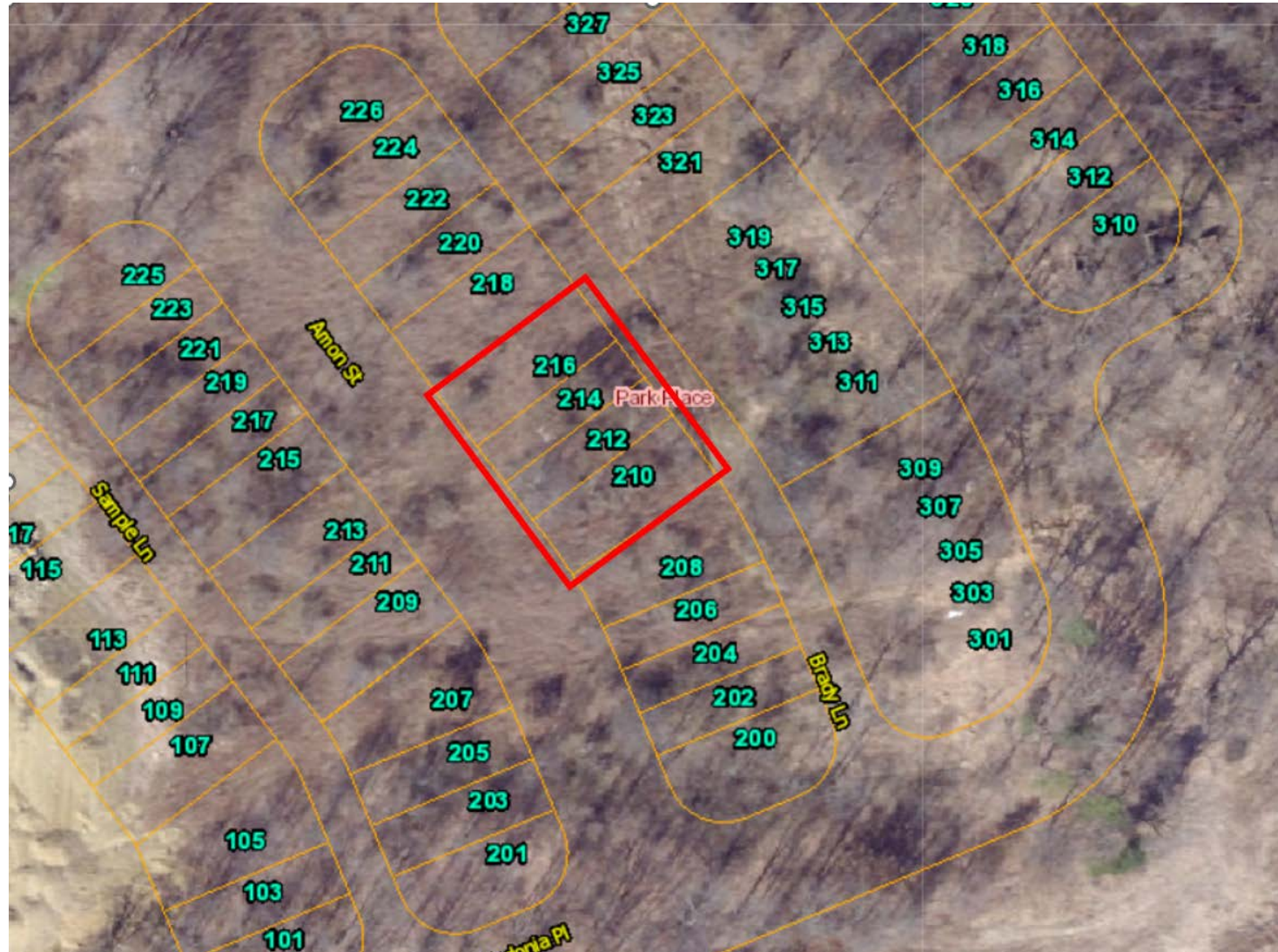
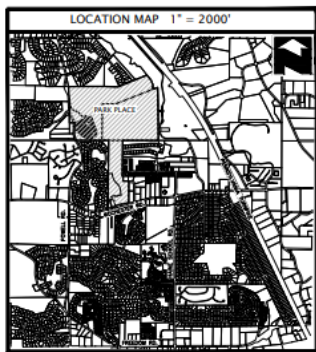
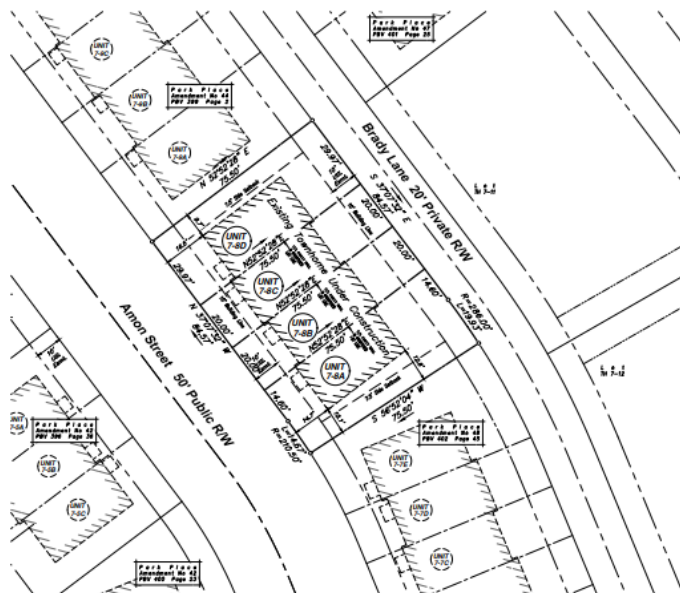
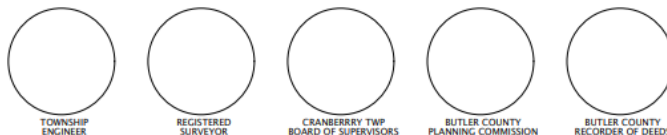
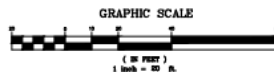


# Park Place Amendment No. 51





Lot Area Tabulation		
Unit	Sq. Ft.	Acres
7-BA	2,408,619	0.055
7-BB	1,510,000	0.035
7-BC	1,510,000	0.035
7-BD	2,263,060	0.052
Total	7,691,679	0.177



**GENERAL PLAN NOTES**

1. THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH 7-A-B OF THE PARK PLACE PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAIN BOOK 306, PAGES 9-13.

2. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

3. IF APPLICABLE, BEARINGS LABELED AS (N) 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 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:  
NWL, INC.  
ONE POND CREEK WEST, SUITE 230  
PITTSBURGH, PA 15276

LOT TH 7-A-B  
TAX PARCEL 120-546-AB  
NHTS 20220310010677

DATE	BY
10/11/2024	JAS
10/11/2024	JAS
10/11/2024	JAS
10/11/2024	JAS
10/11/2024	JAS
10/11/2024	JAS
10/11/2024	JAS
10/11/2024	JAS
10/11/2024	JAS
10/11/2024	JAS

**PARK PLACE AMENDMENT NO. 51**

BEING A RE-SUBDIVISION OF PARCEL TH 7-B  
PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION  
AS RECORDED IN PLAIN BOOK 306, PAGES 9-13  
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

**Sperdute Land Surveying**  
A Division of Shetter & Company

103 Deer Lane  
Hampton, PA 18027

1712 Mount Merino Road  
Seaside, PA 15143

Office Phone: 724-452-4362  
Email: info@SperduteSurveying.com  
James A. Sperdute, P.E. # 24457-E

BY RESOLUTION APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, THE BOARD OF DIRECTORS OF NWL, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 51 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NWL, 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 NWL, 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

\_\_\_\_\_ HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 51 IS IN THE NAME OF NWL, INC. AND IS RECORDED AT INSTRUMENT NO. 20220300010677. 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. SPERDUTE, P.E. # 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 ANDRZEJ, 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 PLAIN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

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

RECORDER OF DEEDS