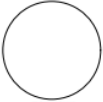
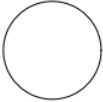
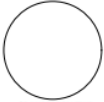
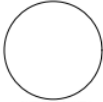


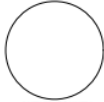
Park Place No. 52 Lot Line Revision


 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 NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 52 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 BY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____
 (SEAL) _____ NOTARY PUBLIC

_____ HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLAN AMENDMENT NO. 52 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 20220721001090. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LEND 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. SPERDUKE, A.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 ZONING 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____.

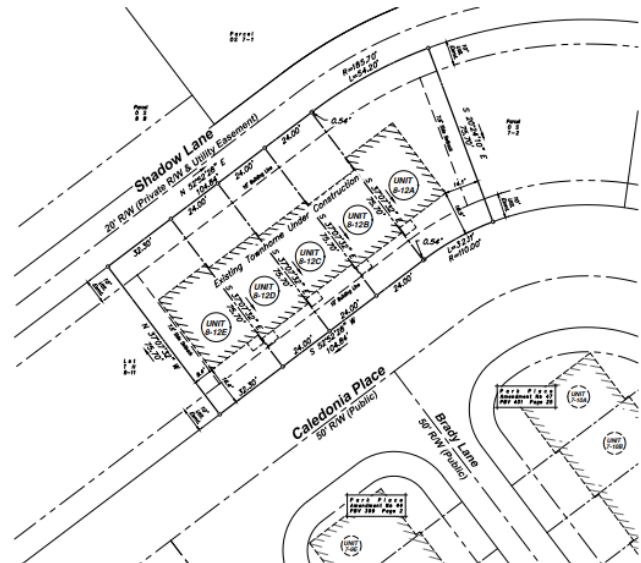
SECRETARY _____ CHAIRPERSON _____
 I, JERRY ANDRES, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL, OUTLINED IN ORDINANCE/RESOLUTION NO. _____ HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES OF _____.

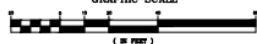
TOWNSHIP MANAGER _____
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

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 _____





GRAPHIC SCALE

 1 inch = 50 ft.

LOCATION MAP 1" = 2000'



Unit	Sq. Ft.	Acres
B-12A	3,207.75	0.076
B-13B	2,616.80	0.060
B-13C	2,616.80	0.060
B-13D	2,616.80	0.060
B-13E	2,616.80	0.060
Total	13,283.95	0.302

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCELS 24-41-11 OF THE PARK PLACE REVISED FINAL PHASE BA AS RECORDED IN PLAN BOOK 454, PAGES 75-76
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (N) ARE NON-ADJACENT 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:
NVR AND
ONE JOHN CENTER WEST, SUITE 200
PITTSBURGH, PA 15278

LOT REFERENCES:
LOT 14 B-12
TAX PARCEL 130-540-012
METS# 20220721001090

**PARK PLACE
AMENDMENT NO. 52**

BEING A RE-SUBDIVISION OF PARCEL 24-41-12
PARK PLACE REVISED FINAL PHASE BA
AS RECORDED IN PLAN BOOK 454, PAGES 1 - 2
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



Sperduke Land Surveying
A Division of Shelter & Company

108 Clear Lane 1712 Mount Hope Road
Hannock, PA 16227 Sawickay, PA 15143

Office Phone: 724-452-4362
Email: info@SperdukeSurveying.com
James A. Sperduke, RES # 24457-E

