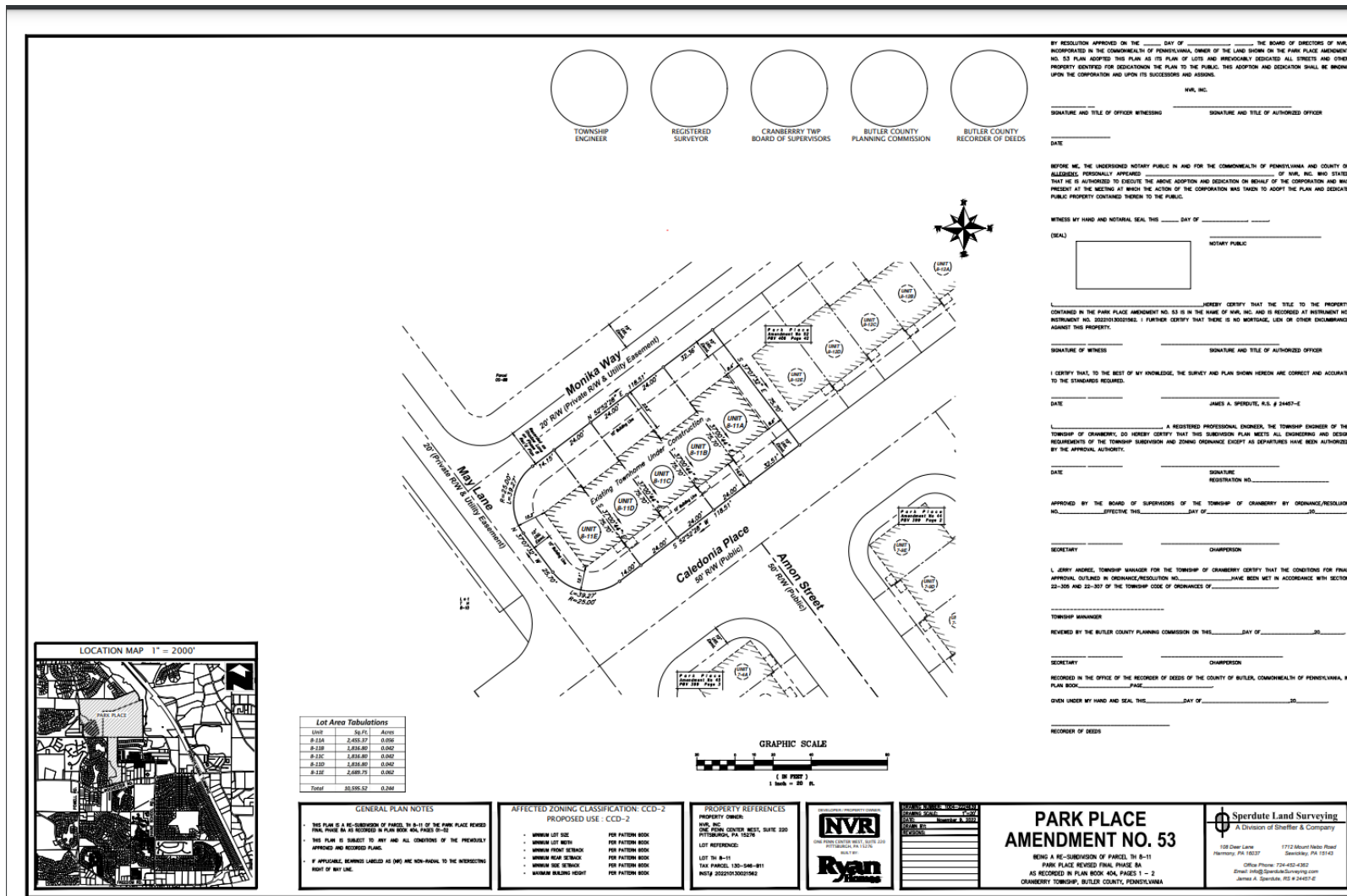


Park Place No. 53 Lot Line Revision



Lot Area Tabulations		
UNIT	Sq. Ft.	Acres
B-10A	2,453.27	0.056
B-10B	2,416.80	0.056
B-10C	2,416.80	0.056
B-10D	2,416.80	0.056
B-10E	2,489.75	0.057
Total	10,193.42	0.230

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL 10-B-11 OF THE PARK PLACE RESUB. THIS PLAN IS AS RECORDED IN PLAN BOOK 404, PAGES 1-2.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (M) ARE NON-PAYABLE 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

FILE NO. ONE PERM CENTER MEET, DATE 220 PITTSBURGH, PA 15278

LOT REFERENCES:

LOT TH B-11
 TAX PARCEL: 100-144-011
 NPI# 202219-30021962

NVR
 1000 MAIN STREET SUITE 200
 PITTSBURGH, PA 15222

Ryan
 1000 MAIN STREET SUITE 200
 PITTSBURGH, PA 15222

PARK PLACE AMENDMENT NO. 53

BEING A RE-SUBDIVISION OF PARCEL TH B-11
 PARK PLACE RESUB. FINAL PHASE BA
 AS RECORDED IN PLAN BOOK 404, PAGES 1 - 2
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
 A Division of Shelter & Company

100 Deer Lane
 Harmony, PA 15037

1772 Mount Nelly Road
 Sewickley, PA 15143

Office Phone: 724-942-4387
 Email: info@SperduteLandSurveying.com
 James A. Sperdute, P.E. # 24487-E

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. 53 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.

TOWNSHIP ENGINEER
 REGISTERED SURVEYOR
 CRANBERRY TWP BOARD OF SUPERVISORS
 BUTLER COUNTY PLANNING COMMISSION
 BUTLER COUNTY RECORDER OF DEEDS

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 MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____ (YEAR)
 NOTARY PUBLIC

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 53 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. _____ INSTRUMENT NO. _____, REGISTERING I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LEASE 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. # 24487-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____.

L. JERRY ANDREK, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED BY 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 THE _____ DAY OF _____, 20____.

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

