

# Park Place No. 55 Lot Line Revision

<div style="display: flex; justify-content: space-around; align-items: center;"><div style="text-align: center;"> TOWNSHIP ENGINEER</div><div style="text-align: center;"> REGISTERED SURVEYOR</div><div style="text-align: center;"> CRANBERRY TWP BOARD OF SUPERVISORS</div><div style="text-align: center;"> BUTLER COUNTY PLANNING COMMISSION</div><div style="text-align: center;"> BUTLER COUNTY RECORDER OF DEEDS</div></div>	<p>BY RESOLUTION APPROVED ON THE _____ DAY OF _____, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN FOR THE PARK PLACE AMENDMENT NO. 55 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.</p> <p>_____ NVR, INC. SIGNATURE AND TITLE OF OFFICER WITNESS _____ SIGNATURE AND TITLE OF AUTHORIZED OFFICER _____ DATE</p> <p>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.</p> <p>WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ (SEAL) _____ NOTARY PUBLIC</p> <p>_____ JERRY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 55 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 2023017000095. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.</p> <p>_____ SIGNATURE AND TITLE OF AUTHORIZED OFFICER _____ DATE</p> <p>I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.</p> <p>_____ JAMES A. SPERDULE, R.S. # 24457-E DATE</p> <p>_____ 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.</p> <p>_____ SIGNATURE _____ REGISTRATION NO. _____ DATE</p> <p>APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. _____ EFFECTIVE THIS _____ DAY OF _____, 20____.</p> <p>_____ SECRETARY _____ CHAIRPERSON</p> <p>I, JERRY ANDERLE, 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 _____.</p> <p>_____ TOWNSHIP MANAGER REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.</p> <p>_____ SECRETARY _____ CHAIRPERSON</p> <p>RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____.</p> <p>_____ GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.</p> <p>_____ RECORDER OF DEEDS</p>
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**LOCATION MAP 1" = 2000'**

**Lot Area Tabulations**

UNIT	Sq. Ft.	Acres
B-1A	2,897.23	0.066
B-1B	2,813.48	0.064
B-1C	2,813.42	0.064
B-1D	2,813.79	0.064
B-1E	2,478.63	0.057
<b>Total</b>	<b>13,816.60</b>	<b>0.249</b>

**GENERAL PLAN NOTES**

- THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH B-1 OF THE PARK PLACE - PHASE BA RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 40A, 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-ADJACENT TO THE INTERSECTING POINT OF MEY LANE.

**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, INC.  
ONE TOWN CENTER NORTH, SUITE 200  
PITTSBURGH, PA 15222  
LOT REFERENCE:  
LOT TH B-1  
TAX PARCELS: 120-048-01  
NOT# 2023017000095

NVR  
NVR LAND SURVEYING, INC.  
PITTSBURGH, PA 15222

Ryan  
LAND SURVEYING, INC.  
PITTSBURGH, PA 15222