

Park Place No. 57 Lot Line Revision

<div style="display: flex; justify-content: space-around; align-items: center;"><div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; margin: 0 auto;"></div><div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; margin: 0 auto;"></div><div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; margin: 0 auto;"></div><div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; margin: 0 auto;"></div><div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; margin: 0 auto;"></div></div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 10px;"><div style="text-align: center;"><small>TOWNSHIP ENGINEER</small></div><div style="text-align: center;"><small>REGISTERED SURVEYOR</small></div><div style="text-align: center;"><small>CRANBERRY TWP BOARD OF SUPERVISORS</small></div><div style="text-align: center;"><small>BUTLER COUNTY PLANNING COMMISSION</small></div><div style="text-align: center;"><small>BUTLER COUNTY RECORDER OF DEEDS</small></div></div>	<div style="text-align: center; margin-bottom: 20px;"></div> <div style="text-align: center;"></div> <div style="text-align: center; margin-top: 20px;"></div>																													
<div style="margin-bottom: 10px;">LOCATION MAP 1" = 2000'</div>	<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th colspan="4">Lot Area Tabulations</th></tr><tr><th>Unit</th><th>Sq. Ft.</th><th>Acres</th><th></th></tr></thead><tbody><tr><td>B-20</td><td>2,495.88</td><td>0.057</td><td></td></tr><tr><td>B-20</td><td>2,812.03</td><td>0.064</td><td></td></tr><tr><td>B-20</td><td>2,812.03</td><td>0.064</td><td></td></tr><tr><td>B-20</td><td>2,495.73</td><td>0.057</td><td></td></tr><tr><td>Total</td><td>8,764.43</td><td>0.202</td><td></td></tr></tbody></table> <div style="margin-top: 10px;">GENERAL PLAN NOTES<ul style="list-style-type: none">THIS PLAN IS A RE-SUBDIVISION OF PARCELS 20-B-2 OF THE PARK PLACE - REVISED FINAL PHASE AS IS RECORDED IN PLAN BOOK 404, PAGES 1-2THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.IF APPLICABLE, MEASUREMENTS LABELED AS (DMS) ARE NON-ADJACENT TO THE INTERSECTING PART OF ANY LOT.</div> <div style="margin-top: 10px;">AFFECTED ZONING CLASSIFICATION: CCD-2 PROPOSED USE: CCD-2<ul style="list-style-type: none">MINIMUM LOT SIZE FOR PATTERN BOOKMINIMUM LOT WIDTH FOR PATTERN BOOKMINIMUM FRONT SETBACK FOR PATTERN BOOKMINIMUM REAR SETBACK FOR PATTERN BOOKMINIMUM SIDE SETBACK FOR PATTERN BOOKMINIMUM BUILDING HEIGHT FOR PATTERN BOOK</div> <div style="margin-top: 10px;">PROPERTY REFERENCES<p>OWN, INC. ONE PENN CENTER WEST, SUITE 200 PITTSBURGH, PA 15201</p><p>LOT 10-B-2 TAX PARCEL: 130-540-02 NORTH: 303224270000000</p></div> <div style="margin-top: 10px;"><div style="display: flex; align-items: center;"><div style="border: 1px solid black; padding: 2px; margin-right: 5px;">NVR <small>ONE PENN CENTER WEST, SUITE 200 PITTSBURGH, PA 15201</small></div><div style="border: 1px solid black; padding: 2px; margin-right: 5px;">Ryan <small>ONE PENN CENTER WEST, SUITE 200 PITTSBURGH, PA 15201</small></div></div></div>	Lot Area Tabulations				Unit	Sq. Ft.	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THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.</small></div> <div style="margin-bottom: 10px;"><small>FOR, INC.</small> <small>SIGNATURE AND TITLE OF OFFICER WITNESS</small> _____ <small>SIGNATURE AND TITLE OF AUTHORIZED OFFICER</small> _____</div> <div style="margin-bottom: 10px;"><small>DATE</small> _____</div> <div style="margin-bottom: 10px;"><small>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.</small></div> <div style="margin-bottom: 10px;"><small>WITNESS MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____</small> <small>(SEAL)</small> _____ <small>NOTARY PUBLIC</small></div> <div style="margin-bottom: 10px;"><small>_____ HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 57 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 3032242700000000. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LEND OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.</small></div> <div style="margin-bottom: 10px;"><small>SIGNATURE OF WITNESS</small> _____ <small>SIGNATURE AND TITLE OF AUTHORIZED OFFICER</small> _____</div> <div style="margin-bottom: 10px;"><small>I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREIN ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.</small></div> <div style="margin-bottom: 10px;"><small>DATE</small> _____ <small>JAMES A. SPERDUTE, A.S. # 29457-E</small></div> <div style="margin-bottom: 10px;"><small>_____ 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 OTHERWISE HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.</small></div> <div style="margin-bottom: 10px;"><small>DATE</small> _____ <small>SIGNATURE</small> _____ <small>REGISTRATION NO.</small> _____</div> <div style="margin-bottom: 10px;"><small>APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. _____ EFFECTIVE THIS _____ DAY OF _____, 20____.</small></div> <div style="margin-bottom: 10px;"><small>SECRETARY</small> _____ <small>CHAIRPERSON</small> _____</div> <div style="margin-bottom: 10px;"><small>I, JERRY JAMES, 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 _____.</small></div> <div style="margin-bottom: 10px;"><small>TOWNSHIP MANAGER</small> _____</div> <div style="margin-bottom: 10px;"><small>REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.</small></div> <div style="margin-bottom: 10px;"><small>SECRETARY</small> _____ <small>CHAIRPERSON</small> _____</div> <div style="margin-bottom: 10px;"><small>RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____.</small></div> <div style="margin-bottom: 10px;"><small>GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.</small></div> <div style="margin-bottom: 10px;"><small>RECORDER OF DEEDS</small> _____</div>
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