

# Park Place No. 59 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 NVA, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 59 PLAN, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND UNBROUGHTLY 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.

NVA, 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 NVA, 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 \_\_\_\_\_

(DEAL) \_\_\_\_\_ NOTARY PUBLIC

\_\_\_\_\_  
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. SPERDUVE, R.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 DESIGN REQUIREMENTS OF THE TOWNSHIP SUPERVISION 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 \_\_\_\_\_

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
CHAIRPERSON

L. 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

Parcel Table - Original Lots		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Original Lot TH B-4	12,407,074	0.285

  

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
B-4A	3,411,191	0.078
B-4B	1,846,871	0.042
B-4C	1,814,504	0.042
B-4D	1,844,188	0.042
B-4E	3,490,321	0.080

LOCATION MAP 1" = 2000'

GRAPHIC SCALE

( 30 FEET )

1 inch = 30 ft.

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH B-4 OF THE PARK PLACE -REVISED FINAL PHASE AS IS RECORDED IN PLAN BOOK 404, PAGES 1-2
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLAN.
- IF ANYTHING, BEARINGS LABELED AS (NVA) ARE NON-ANGULAR TO THE INTERSECTION POINT OF ANY 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
- MAXIMUM BUILDING HEIGHT PER PATTERN BOOK

PROPERTY REFERENCES

PROPERTY OWNER:  
NVA, INC.  
100 CENTER WEST, SUITE 200  
PITTSBURGH, PA 15228

LOT TH B-4  
124,074,074-SUB-DIVISION  
REVISED 202208070208

NVR

Ryan

PARK PLACE AMENDMENT NO. 59

BOND A RE-SUBDIVISION OF PARCELS TH B-4 OF THE PARK PLACE - REVISED FINAL PHASE B-4 PLAN AS RECORDED IN PLAN BOOK 404, PAGES 1-2 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperduve Land Surveying

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