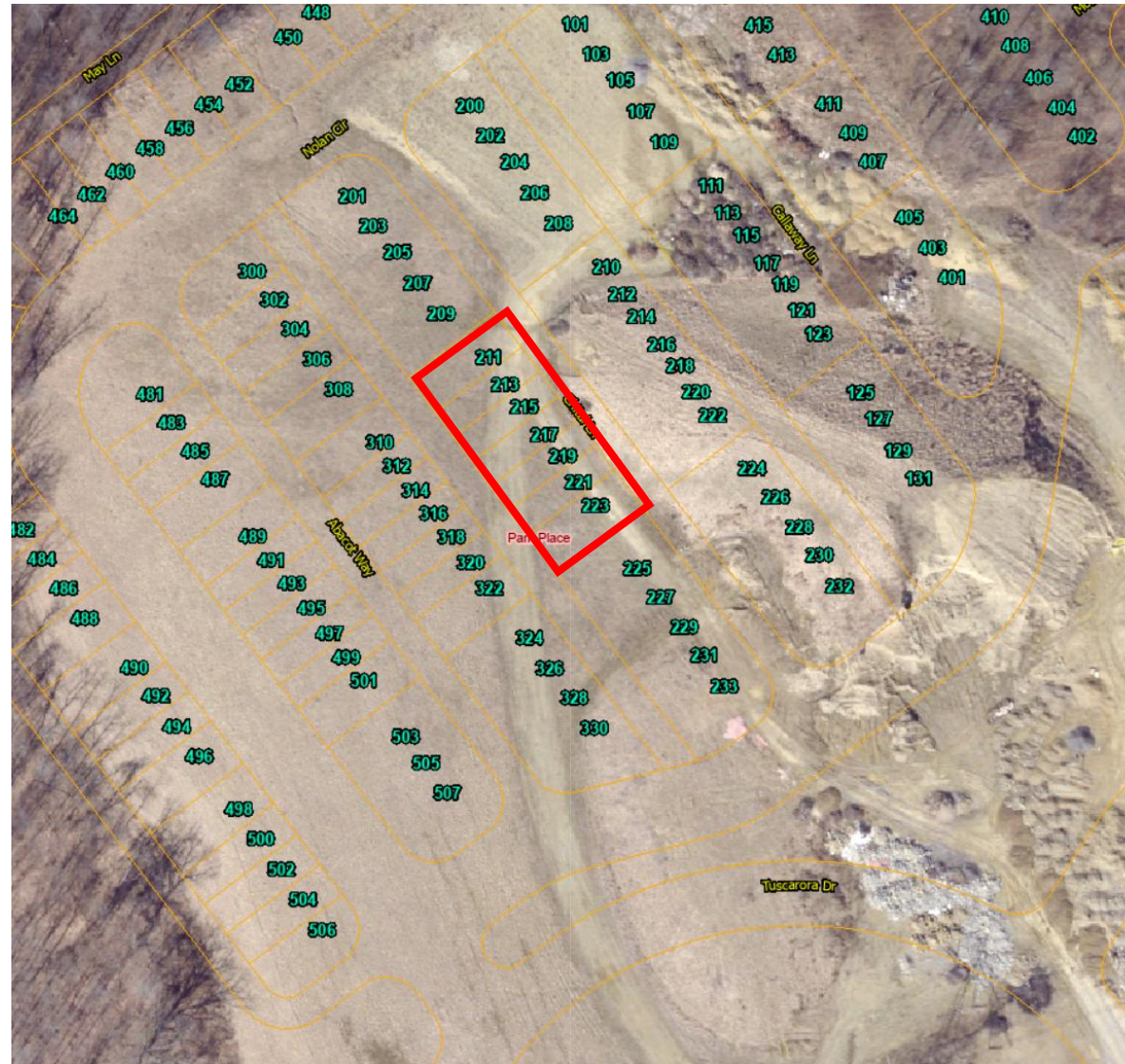
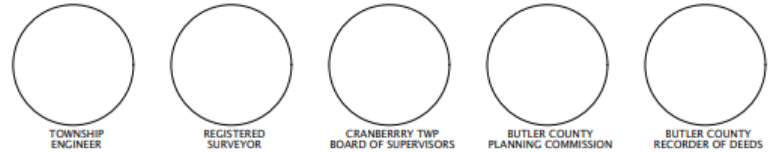


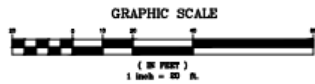
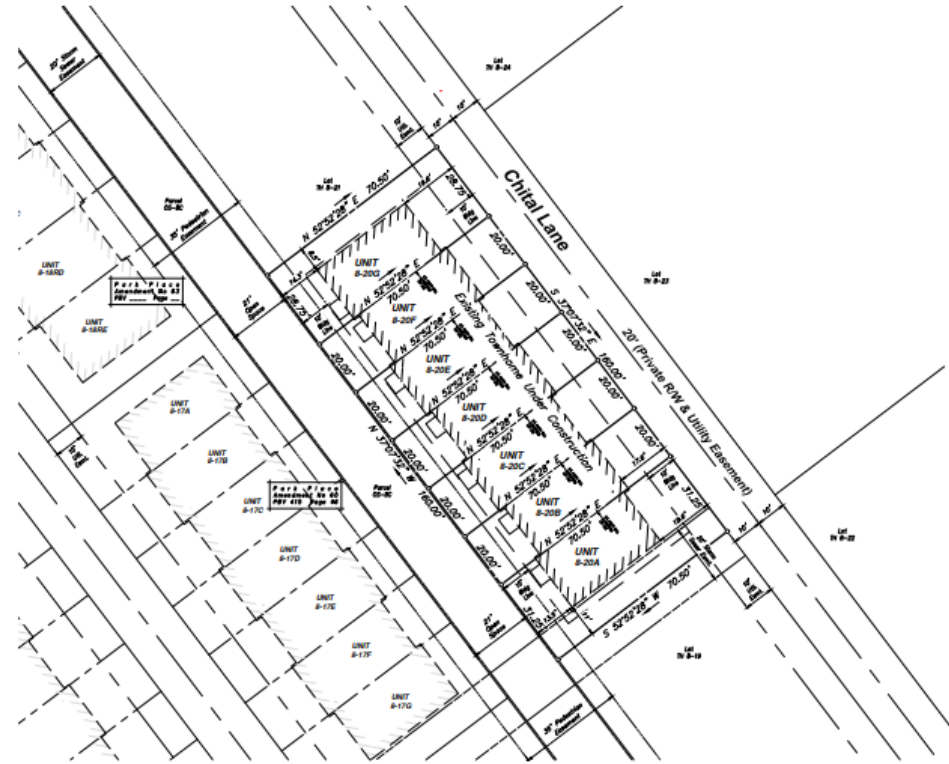
# Park Place #64 – SUB-24-8





Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
TH 8-20	11,280,000	0.259

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-20A	2,203,125	0.051
8-20B	1,410,000	0.032
8-20C	1,410,000	0.032
8-20D	1,410,000	0.032
8-20E	1,410,000	0.032
8-20F	1,410,000	0.032
8-20G	2,026,875	0.047



**GENERAL PLAN NOTES**

THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-20 OF THE PARK PLACE REVESED FINAL PHASE 64 AS RECORDED IN PLAN BOOK 471, PAGES 27-28.

THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

IF APPLICABLE, BEARINGS LABELED AS (N) ARE NON-RADIAL 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
- MAXIMUM BUILDING HEIGHT PER PATTERN BOOK

**PROPERTY REFERENCES**

LOT TH 8-20  
 TAX PARCEL 130-544-820  
 18529 2024040004706  
 PARK PLACE REVESED FINAL PHASE 64  
 PPW 471, PGS 27-28



DATE	TIME
BY	BY
FOR	FOR

**PARK PLACE AMENDMENT NO. 64**

BEING A RE-SUBDIVISION OF PARCEL TH 8-20 OF THE PARK PLACE REVESED FINAL PHASE 64  
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

**Sperdute Land Surveying**  
 A Division of Sheffer & Company  
 441 Marx-Volenka Rd. Suite 3C  
 Valencia, PA 16059  
 108 Clear Lane  
 Harmony, PA 16037  
 Office Phone: 724-452-4362  
 Email: info@sperdute.com  
 James A. Sperdute, P.E. # 24457-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. 64 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 MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
 (SEAL) \_\_\_\_\_ NOTARY PUBLIC

\_\_\_\_\_ HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 64 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 2024040004706. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN 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. # 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 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 \_\_\_\_\_

L. JERRY ANDRE, 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\_\_\_\_.

RECORDED BY DEEDS  
 AUTHORIZED SERV. TEST  
 BY RESOLUTION APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ THE BOARD OF DIRECTORS OF NVR, INC. RESOLUTION APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ THE BOARD OF DIRECTORS OF NVR, INC. RESOLUTION APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_