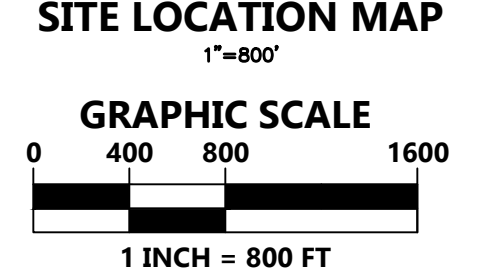
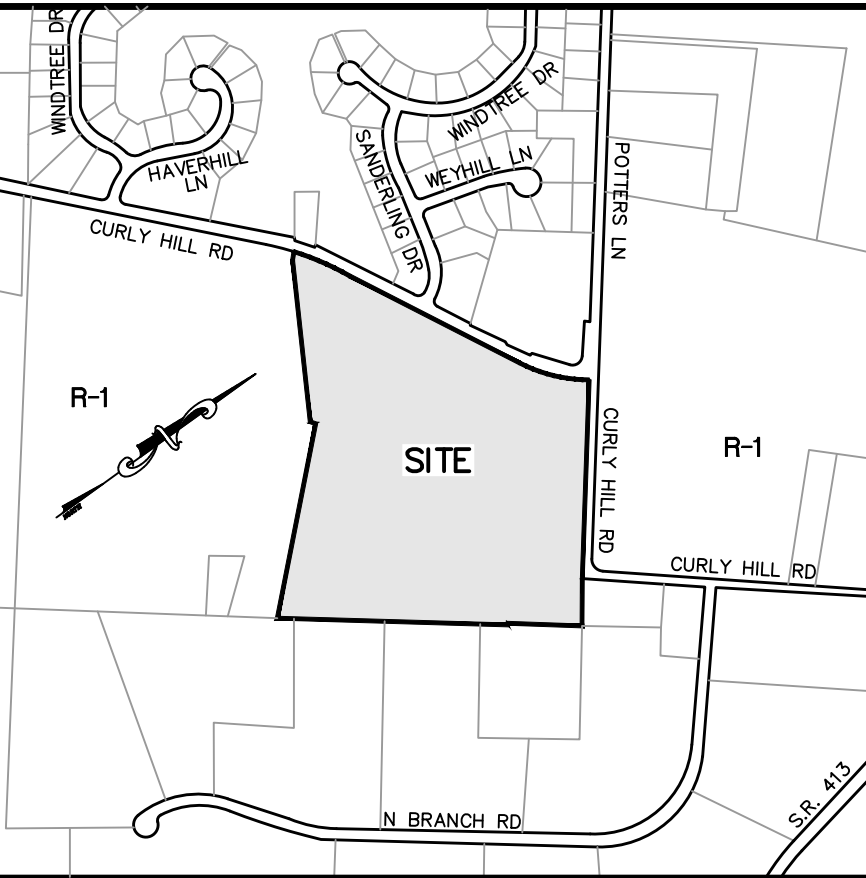


OWNER OF RECORD:
 HOLLY RIDGE ASSOCIATES, LLC
 SITE ADDRESS:
 CURLY HILL ROAD
 PIPERSVILLE PA 18947
 MAILING ADDRESS:
 15 VILLA DR
 AMBLER PA 19002
 TMP 34-015-015
 (DEED) INSTRUMENT 2021096171

SITE AREA:
 23.300 ACRES OR 1,014,958 SQ. FT. (GROSS)
 22.642 ACRES OR 986,296 SQ. FT. (NET TO LEGAL R.O.W.)
 21.835 ACRES OR 951,143 SQ. FT. (NET TO ULT. R.O.W.)

OWNER OF RECORD:
 HOLLY RIDGE ASSOCIATES, LLC
 SITE ADDRESS:
 5400 CURLY HILL ROAD
 PIPERSVILLE PA 18947
 MAILING ADDRESS:
 15 VILLA DR
 AMBLER PA 19002
 TMP 34-015-015-001
 (DEED) INSTRUMENT 2021096171

SITE AREA:
 11.353 ACRES OR 494,527 SQ. FT. (GROSS)
 11.174 ACRES OR 486,725 SQ. FT. (NET TO LEGAL R.O.W.)
 10.934 ACRES OR 476,277 SQ. FT. (NET TO ULT. R.O.W.)



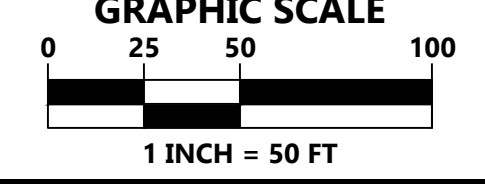
GENERAL NOTE:
 1. THE OFFSITE "WATERS OF THE COMMONWEALTH", WETLANDS AND FLOODPLAIN ALONG THE UNNAMED TRIBUTARY TO NORTH BRANCH NESHAMINY CREEK, AS SHOWN HEREON PERTAINING TO PARCEL TMP 34-54-24, AS OWNED BY PLUMSTEAD TOWNSHIP, ARE TAKEN FROM THE SUBDIVISION PLAN OF APPLEWOOD ESTATES, SHEET 1 OF 42, PREPARED BY CARROLL ENGINEERING CORP., DATED LAST REVISED ON 04-15-1997.



REV	DESCRIPTION	AUTH	DATE
2	ADDED NOTE #8 & UPDATED OWNER OF RECORD	F.A.C	2/21/22
1	TOWNSHIP LETTER (11-11-21), G&A WATER REV. (10-11-21), & G&A SEWER REV. (12-3-21)	F.A.C	1/21/22

SERIAL NO. 20211700212
 Before You Dig Anywhere

 Know what's below. STOP CALL. 1-800-242-0778
 Call before you dig. PA One Call System Inc.
 PA ONE CALL SYSTEM INC.



PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEVE ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

FRANK A. COSTANZO
 DATE

VanCleave ENGINEERING ASSOCIATES
 VAN CLEEVE ENGINEERING ASSOCIATES, LLC
 501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
 WEB: WWW.VANCLEEVEENGINEERING.COM
 PHONE: 610.348.1874

RECORD PLAN (SHEET 3 OF 3 TO BE RECORDED)

FOR
HOLLY RIDGE ESTATES

DATE: AUGUST 27, 2021
 SCALE: 1" = 50'
 DESIGNED BY: K.A.H. / F.A.C.
 DRAWN BY: E.N.P.
 CHECKED BY: F.A.C. / R.W.C.
 JOB NUMBER: 21-03-P

TMP'S 34-015-015 & 34-015-015-001

PLUMSTEAD TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA

ROBERT W. COOK DATE