

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK LINE(BSL)
- ROAD/DRIVEWAY
- BUILDING
- UTILITY POLE
- EXISTING PROPERTY EVIDENCE FND
- PROPERTY CORNER
- WATER VALVE
- NATURAL GAS VALVE
- SANITARY SEWER MANHOLE
- STORM WATER MANHOLE
- DECIDUOUS TREE

NOTES:

1. THE INTENT OF THIS PLAN IS TO MERGE LOTS 303 AND 305 INTO ONE LOT. NO BUILDING OR DEVELOPMENT IS PROPOSED.
2. THE MAPPING SHOWN ON THIS PLAN WAS PREPARED FROM A FIELD SURVEY PERFORMED BY GNET AND BELLOCK CONSULTING ENGINEER IN NOVEMBER 25, 2020

PLAN REFERENCES:

1. HOLLIDAY HILLS DRIVE PHASE III, HOLLIDAY HILLS DEVELOPMENT, PREPARED BY P. JOSEPH LEHMAN INC., PLAN OF LOTS, RECORDED IN PLAT BOOK 29 PAGE 8, IN BLAIR COUNTY COURTHOUSE.
2. DRAFT OF LOT 303, HOLLIDAY HILLS DRIVE PHASE III, HOLLIDAY HILLS DEVELOPMENT, PREPARED BY P. JOSEPH LEHMAN INC., RECORDED IN DEED INST. 202009705, IN BLAIR COUNTY COURTHOUSE.
3. DRAFT OF LOT 305, HOLLIDAY HILLS DRIVE PHASE III, HOLLIDAY HILLS DEVELOPMENT, PREPARED BY P. JOSEPH LEHMAN INC., RECORDED IN DEED INST. 201800780 IN BLAIR COUNTY COURTHOUSE.

PROPERTY LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 42°08'28" W	40.00'
L2	N 42°08'28" W	36.51'
L3	N 24°44'19" E	23.12'
L4	N 47°51'32" E	33.73'
L5	S 42°08'28" E	4.00'
L6	N 47°51'32" E	22.66'
L7	N 75°39'50" E	13.58'
L8	S 69°56'46" E	13.58'
L9	S 42°08'28" E	23.25'
L10	N 47°51'32" E	4.00'
L11	S 42°08'28" E	40.00'
L12	S 47°51'32" W	100.00'

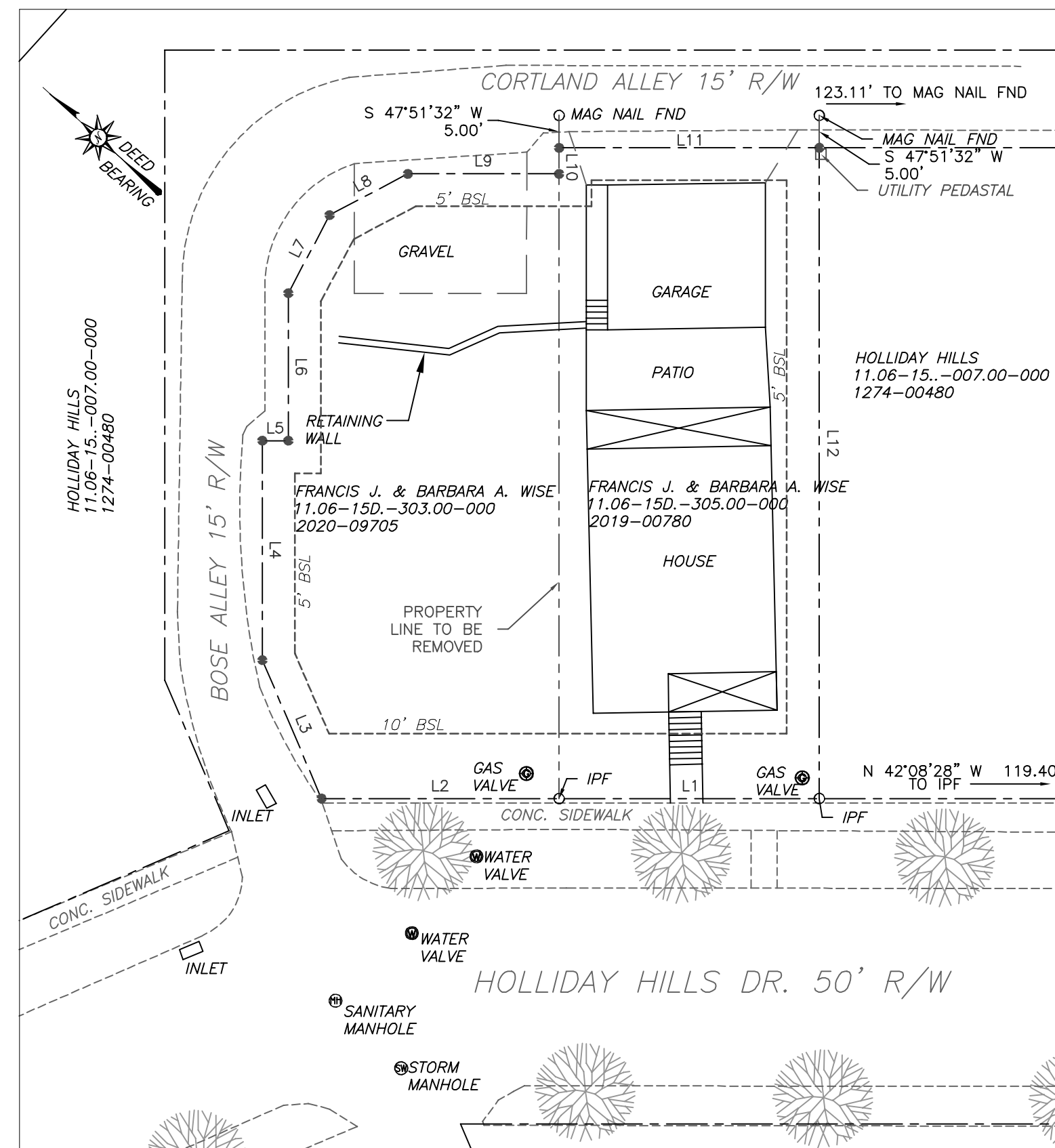
SITE ANALYSIS:

LOT OWNER: FRANCIS J. & BARBARA A. WISE
305 HOLLIDAY HILLS DR.
HOLLIDAYSBURG, PA 16648

REQUIREMENT

SETBACKS: FRONT YARD 10 FT FROM R/W LINE
SIDE YARD - 5' MIN.
REAR YARD 5' MIN.

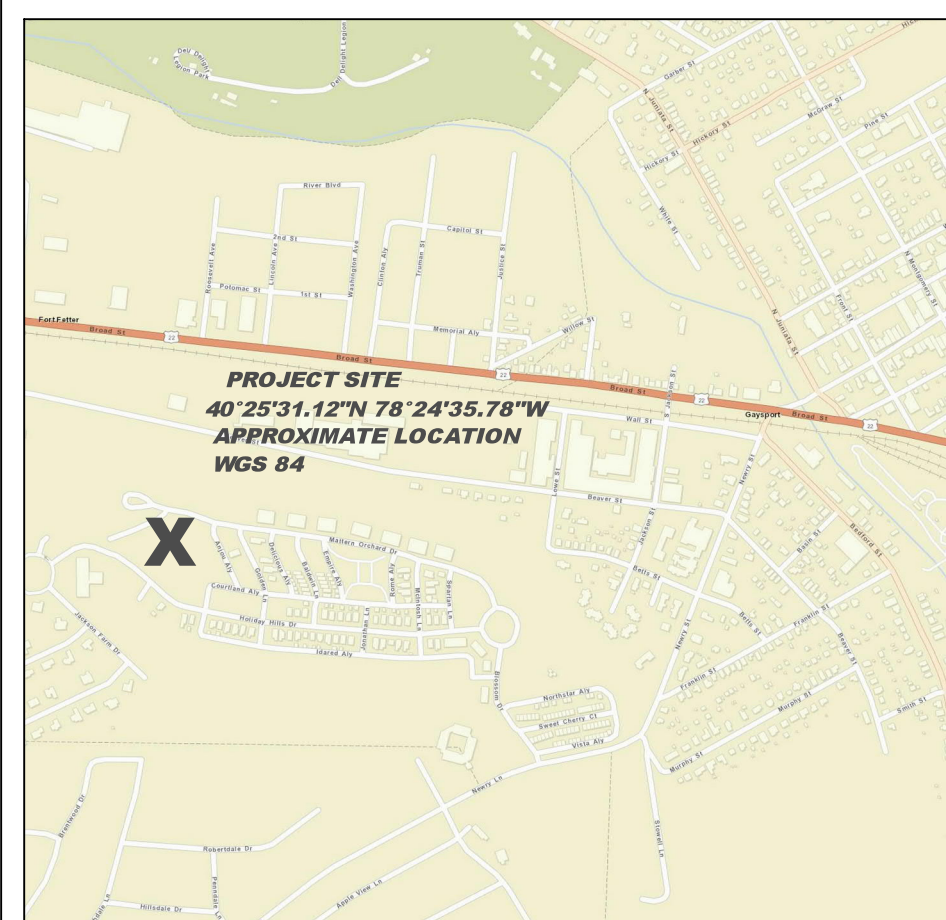
ZONING: PR-planned residential



NEW LOT AREA SUMMARY

4,000 SF	(11.06-15D.-303.00-000)
+4,000 SF	(11.06-15D.-305.00-000)
TOTAL	=8,000 SF (NEW LOT AREA)

LOT MERGER



LOCATION MAP

NTS

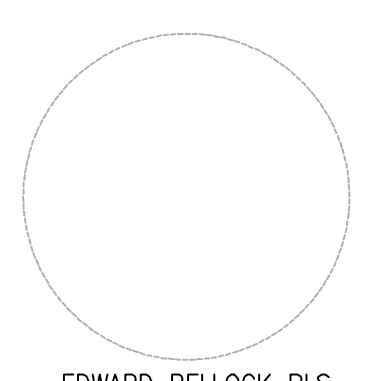
RECORDER OF DEEDS.
RECORDING CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BLAIR
RECORDED ON THIS _____ DAY OF _____, 2021 IN THE RECORDER OF DEEDS OFFICE, PLAT BOOK VOL. _____, PAGE _____
WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN ABOVE.

PLANNING COMMISSION REVIEW
REVIEWED BY THE BLAIR COUNTY PLANNING COMMISSION ON THIS, THE _____ DAY OF _____, 2021,

APPROVED BY THE BOROUGH OF HOLLIDAYSBURG
ON THIS, THE _____ DAY OF _____, 2021,
COUNCIL CHAIRMAN _____
SECRETARY _____
PLANNING COMMISSION CHAIR _____

NOTARY SEAL
ON THIS, THE _____ DAY OF _____, 2021,
BEFORE ME,* _____ THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ** _____,
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

*** _____
*** _____
*** _____
*** _____
* PRINT NAME OF NOTARY WITNESS MY HAND AND SEAL ON THE DAY AND DATE WRITTEN ABOVE.
** PRINT NAME OF OWNER(S) **** _____
*** SIGNATURE OF THE OWNER(S) _____
**** SIGNATURE AND SEAL OF NOTARY PUBLIC OR OTHER AUTHORIZED TO ACKNOWLEDGE DEEDS. MY COMMISSION EXPIRES _____



LOT MERGER PLAN
FOR
LOTS 303 AND 305
HOLLIDAY HILLS DRIVE PHASE III
HOLLIDAY HILLS DEVELOPMENT
HOLLIDAYSBURG BOROUGH, BLAIR COUNTY

SCALE: 1"=20'	GNET CONSULTING 506 E ALLEGHENY ST MARTINSBURG, PA PH (502)232-1799, e-MAIL: GNET.JSG@GMAIL.COM	DRAWN BY: JSG
DATE: 1/12/21	Bellock Engineering 581 England Road Roaring Spring, Penna. 16673 (814) 224-4958	CHECKED BY: EB
NO. 2020 WISE		DWG. NO. 1