

LOT AREAS (S.F.) - MONT. CO.

1	13,120	47	10,574	39	10,103
2	10,443	48	13,131	34	10,080
3	10,404	49	11,702	35	13,351
4	12,042	50	11,973	36	11,144
5	11,234	51	12,036	37	11,376
6	11,330	52	12,600	38	10,341
7	13,700	53	12,600	33	11,141
8	11,551	54	12,600	100	13,331
9	10,412	55	12,600	101	10,763
10	10,547	56	11,300	102	11,323
11	13,196	57	10,332	103	11,303
12	11,340	58	20,333	104	12,760
13	10,333	53	11,692	105	11,702
14	10,337	60	11,439	106	11,327
15	11,274	61	10,161	107	11,464
16	11,421	62	20,323	108	11,637
17	11,137	63	17,623	109	12,577
18	11,573	64	11,750	110	12,471
19	15,709	65	17,709	111	12,907
20	16,139	66	14,301	112	14,062
21	12,667	67	12,640	113	11,355
22	15,237	68	10,473	114	11,239
23	17,343	69	11,556	115	16,753
24	17,450	70	10,552	116	15,444
25	12,993	71	10,213	117	12,753
26	11,753	72	11,373	118	14,263
27	12,239	73	11,132	119	13,035
28	12,177	74	11,306	120	12,545
29	11,466	75	11,833	121	11,623
30	10,500	76	11,630	122	12,042
31	10,300	77	11,330	123	12,744
32	10,267	78	11,371	124	12,334
33	10,320	79	12,159	125	12,074
34	10,976	80	12,149	126	11,374
35	13,263	81	14,719	127	11,123
36	10,032	82	11,977	128	11,700
37	11,042	83	14,261	129	11,700
38	12,875	84	11,371	130	11,700
39	13,752	85	11,183	131	11,700
40	11,337	86	13,551	132	11,700
41	13,330	87	11,420	133	11,700
42	10,077	88	11,700	134	11,719
43	10,190	89	13,534	135	11,364
44	11,307	90	10,404	136	13,643
45	10,664	91	10,800		
46	10,080	92	10,800		

LOT AREAS (S.F.) - BEERS CO.

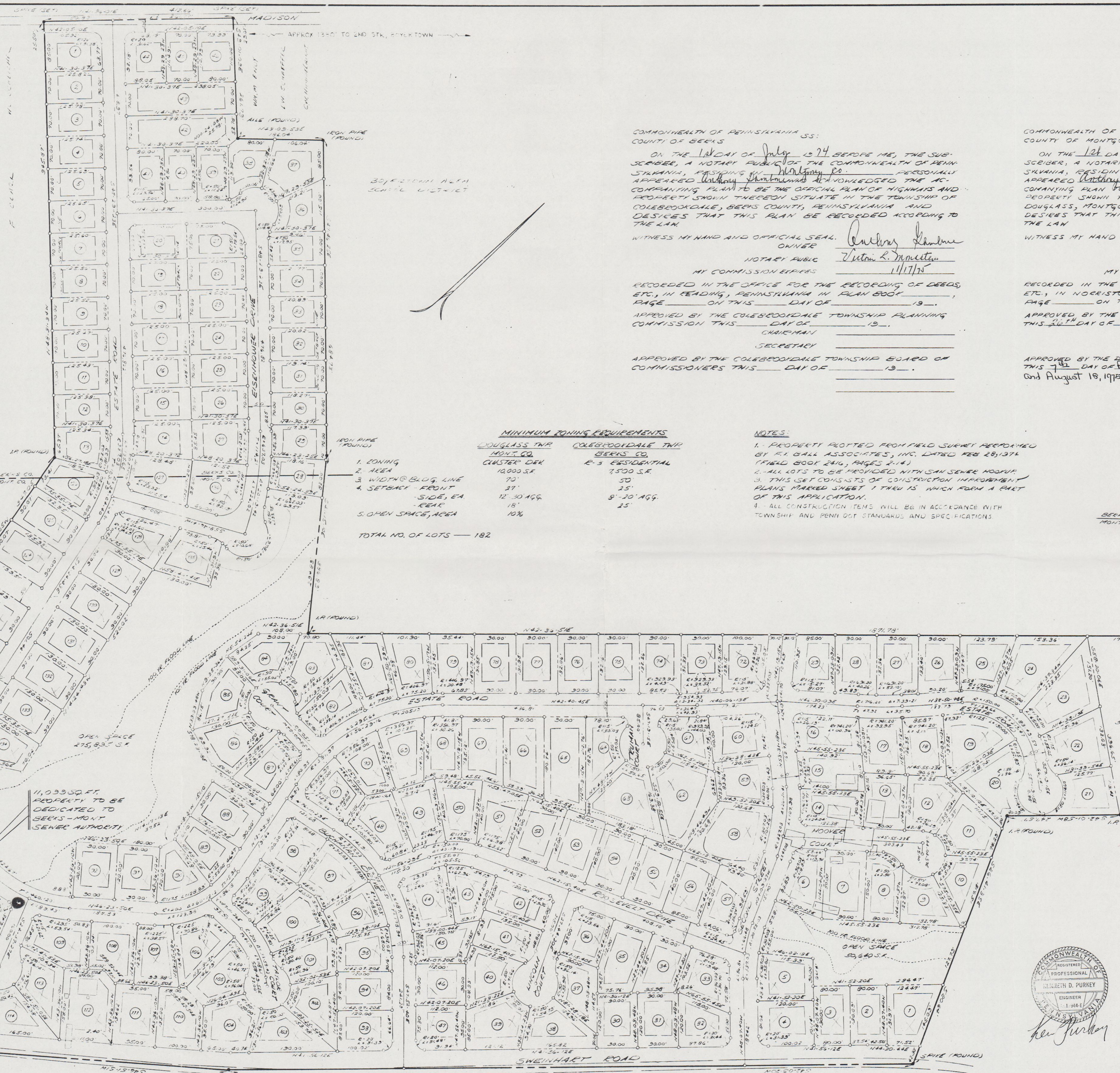
1	10,532	24	9,750	42	16,565
2	9,806	25	9,750	43	16,036
3	9,903	26	9,750	44	9,769
4	9,800	27	11,448	45	9,790
5	9,736	28	9,931	46	9,775
6	9,734	29	9,137		
7	9,731	30	9,249		
8	9,739	31	9,303		
9	9,735	32	9,371		
10	9,752	33	9,432		
11	9,779	34	9,433		
12	9,775	35	9,535		
13	9,391	36	9,563		
14	9,749	37	13,463		
15	9,750	38	9,392		
16	9,750	39	9,014		
17	9,750	40	9,019		
18	9,750	41	9,116		
19	9,750				
20	9,327				
21	9,338				
22	9,750				
23	9,750				

MINIMUM ZONING REQUIREMENTS

DOUGLASS TWP MONT. CO. CLUSTER DEV	COLEBROOKDALE TWP BEERS CO. R-3 RESIDENTIAL
1. ZONING	1500 S.F.
2. AREA	70'
3. WIDTH @ BLDG. LINE	50'
4. SETBACK - FRONT	25'
5. SETBACK - SIDE, EA. SIDE, REAR	10'
6. OPEN SPACE, AREA	10%

TOTAL NO. OF LOTS - 182

AREA BREAKDOWN
 LOTS - 47,132 AC.
 ROADWAY - 4,528 AC.
 OPEN SPACE - 10,504 AC.
 SERV. AUTH. - 0,255 AC.
 TOTAL (96055) - 73,019 AC.



COMMONWEALTH OF PENNSYLVANIA SS:
 COUNTY OF BEERS

ON THE 14th DAY OF July 1974 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN Montgomery Co. PERSONALLY APPEARED Anthony Gambone WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF COLEBROOKDALE, BEERS COUNTY, PENNSYLVANIA AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO THE LAW.

WITNESS MY HAND AND OFFICIAL SEAL. Anthony Gambone
 OWNER
 NOTARY PUBLIC Victor L. Muncaster
 MY COMMISSION EXPIRES 11/17/75

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN READING, PENNSYLVANIA IN PLAN BOOK PAGE ON THIS DAY OF 19 .

APPROVED BY THE COLEBROOKDALE TOWNSHIP PLANNING COMMISSION THIS DAY OF 19 .
 CHAIRMAN
 SECRETARY

APPROVED BY THE COLEBROOKDALE TOWNSHIP BOARD OF COMMISSIONERS THIS DAY OF 19 .

COMMONWEALTH OF PENNSYLVANIA SS:
 COUNTY OF MONTGOMERY

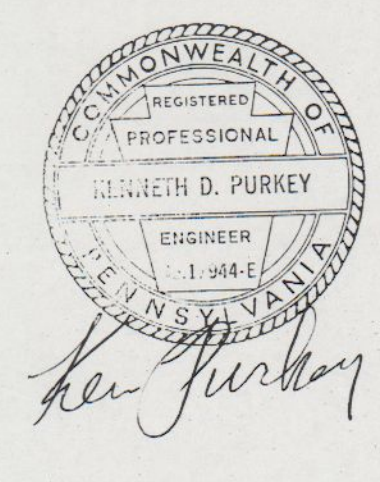
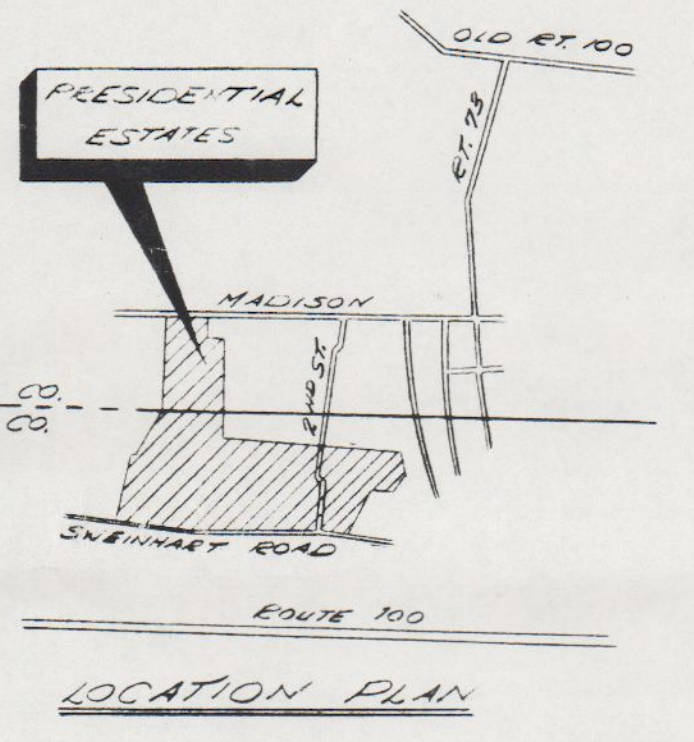
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WITNESS MY HAND AND OFFICIAL SEAL. Anthony Gambone
 OWNER
 NOTARY PUBLIC Victor L. Muncaster
 MY COMMISSION EXPIRES 11/17/75

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK PAGE ON THIS DAY OF 19 .

APPROVED BY THE DOUGLASS TOWNSHIP PLANNING COMMISSION THIS DAY OF 19 .
 CHAIRMAN Rocco J. Castellano
 SECRETARY Joseph J. Dece

APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS DAY OF 19 .
 PRESIDENT Charles H. Hink
 SECRETARY Joseph J. Dece



SUBDIVISION PLAN

OF
 PRESIDENTIAL ESTATES
 COLEBROOKDALE TWP., BEERS COUNTY
 -AND-
 DOUGLASS TWP., MONTGOMERY COUNTY, PA.

F. X. BALL ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS
 PERKIOMEN VALLEY PROFESSIONAL CENTER
 BALL ROAD, R.D. #2 • SCHWENSVILLE, PA. 19473

PLAN NUMBER 7365-23 SCALE 1"=100' DRAWN BY KUSZIK SHEET NUMBER B-141
 DATE 11-29-73 CHECKED BY 1 OF 15

R2-75