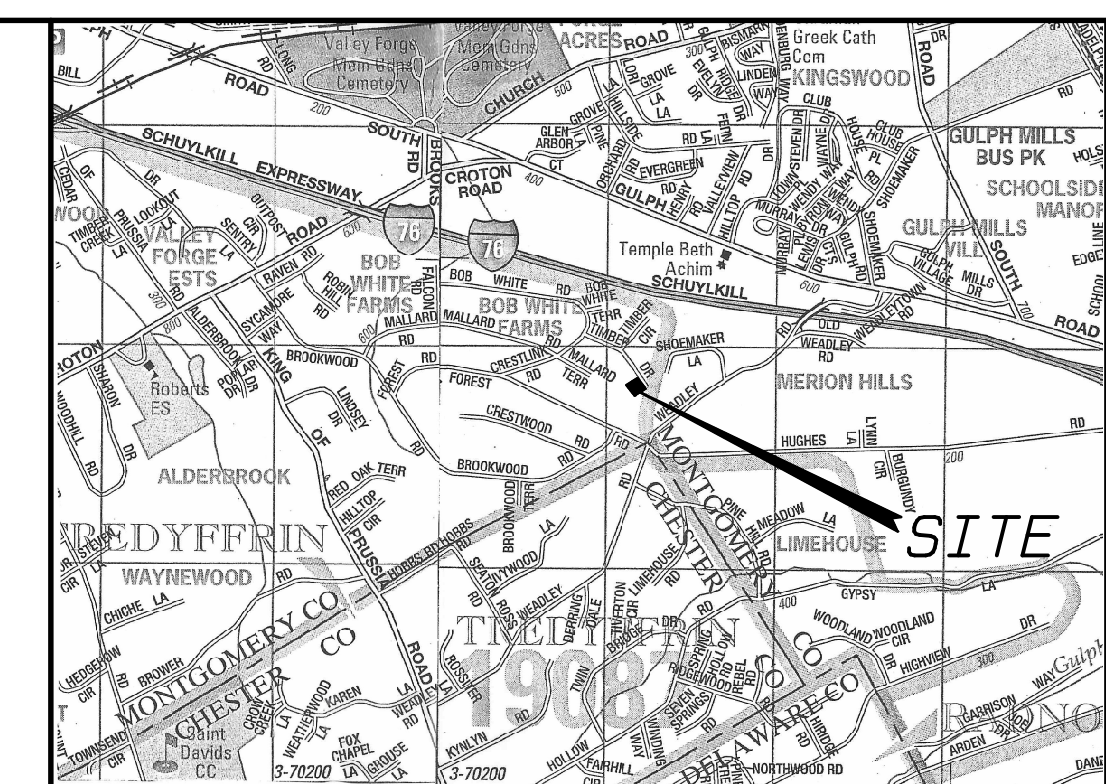
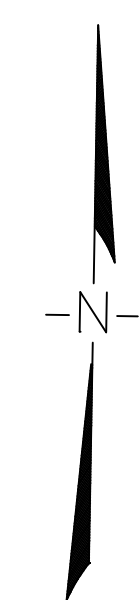
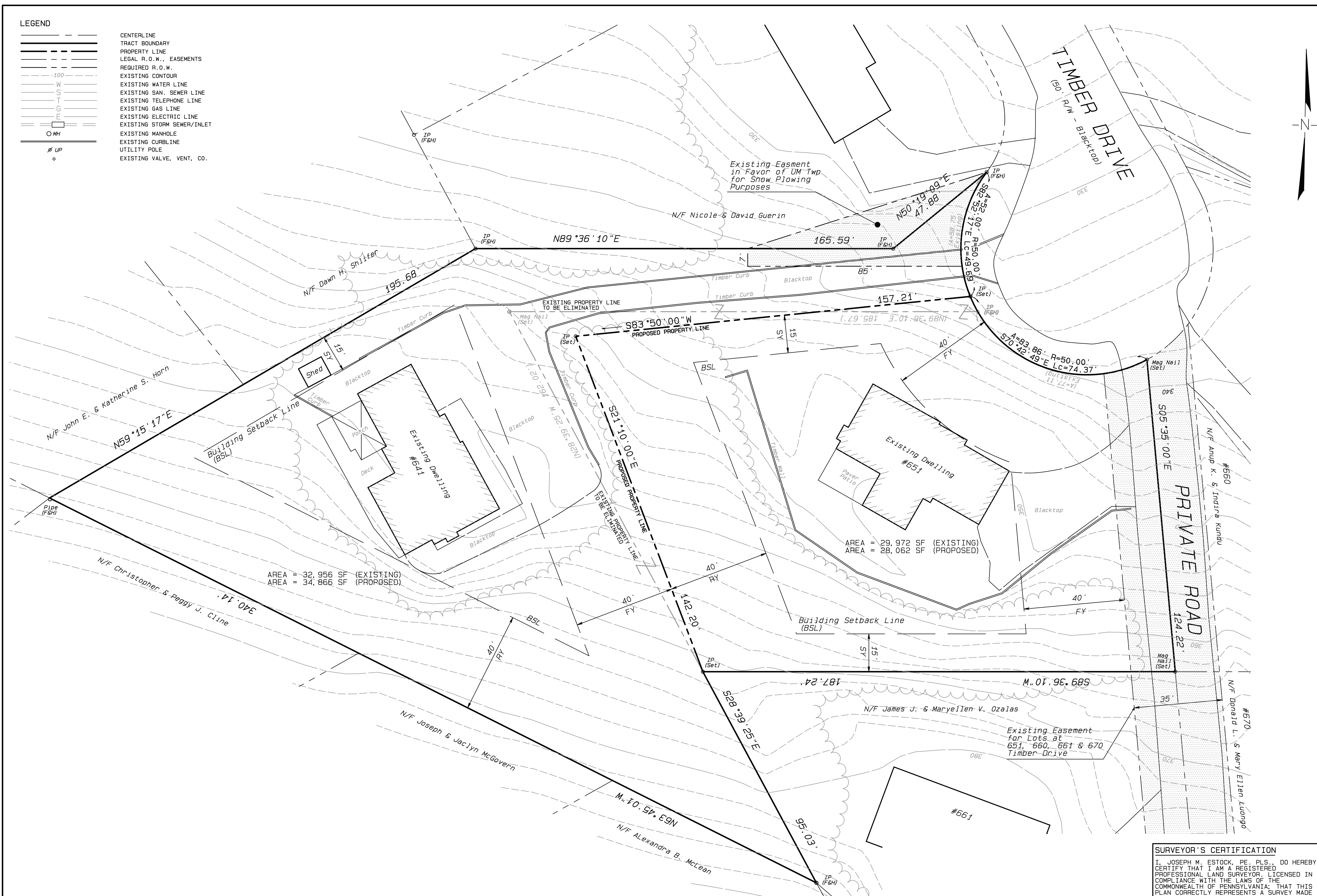


**LEGEND**

|      |                            |
|------|----------------------------|
| ---  | CENTERLINE                 |
| ---  | TRACT BOUNDARY             |
| ---  | PROPERTY LINE              |
| ---  | LEGAL R.O.W., EASEMENTS    |
| ---  | REQUIRED R.O.W.            |
| ---  | EXISTING CONTOUR           |
| ---  | EXISTING WATER LINE        |
| ---  | EXISTING SAN. SEWER LINE   |
| ---  | EXISTING TELEPHONE LINE    |
| ---  | EXISTING GAS LINE          |
| ---  | EXISTING ELECTRIC LINE     |
| ---  | EXISTING STORM SEWER/INLET |
| ○ MH | EXISTING MANHOLE           |
| ○ UP | EXISTING CURBLINE          |
| ○    | UTILITY POLE               |
| ○    | EXISTING VALVE, VENT. CO.  |



**LOCATION MAP**  
SCALE: 1" = 2000'

**OWNER'S CERTIFICATE**  
I, MARY L. MARO, HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.  
WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: MARY L. MARO  
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: SS:  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED MARY L. MARO, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT SHE EXECUTED THE FOREGOING PLAN, THAT SHE IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT SHE DESIRES THE FOREGOING PLAN TO BE DULY RECORDED.  
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
\_\_\_\_\_  
NOTARY PUBLIC

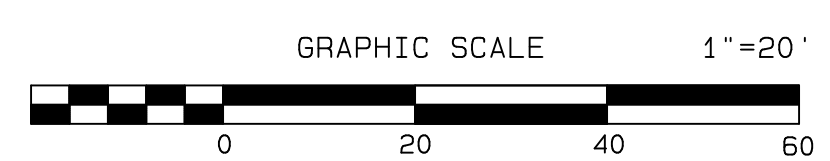
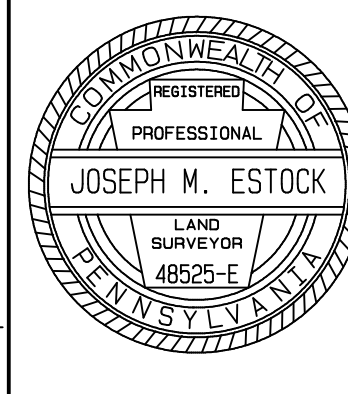
MY COMMISSION EXPIRES: \_\_\_\_\_  
**OWNER'S CERTIFICATE**  
WE, DENNY & LIZA SANTIAGO, HEREBY CERTIFY THAT WE ARE THE REGISTERED OWNERS OF THE LAND HEREIN SUBDIVIDED AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.  
WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: DENNY SANTIAGO BY: LIZA SANTIAGO  
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: SS:  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DENNY & LIZA SANTIAGO, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING PLAN, THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT THEY DESIRE THE FOREGOING PLAN TO BE DULY RECORDED.  
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
APPROVED BY THE BOARD OF UPPER MERION TOWNSHIP SUPERVISORS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER MERION TOWNSHIP ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
I, JOSEPH M. ESTOCK, PE, PLS., DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE BY MYSELF OR UNDER MY SUPERVISION AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS SHOWN ARE CORRECT.  
\_\_\_\_\_  
JOSEPH M. ESTOCK, PE, PLS.  
PK-037300-E  
SU-046825-E



**ZONING DISTRICT: "R-1" RESIDENTIAL**  
LOT AREA: 20,000 SF (MIN)  
LOT WIDTH: 100 SF (MIN @ BSBL)  
SETBACKS:  
FRONT YARD: 40 FT (MIN)  
SIDE YARD: 15 FT (MIN)  
REAR YARD: 40 FT (AGGR)  
BUILDING COVERAGE: 40 FT (MIN)  
IMPERVIOUS COVERAGE: 20% (MAX)  
BUILDING HEIGHT: 25% (MAX)  
ACCESSORY STRUCTURE SETBACKS: 35 FT (MAX) (2.5 STY)  
LOCATION:  
SIDE YARD: REAR QUARTER OF LOT  
REAR YARD: 10 FT (MIN)  
10 FT (MIN)

**SITE DATA**  
641 TIMBER DRIVE: MARY L. MARO  
641 TIMBER DRIVE  
WAYNE, PA 19087  
(610) 688-9120  
D.B. 5010 PG. 1975  
PARCEL NO. 58-09-18967-78-4  
TAX MAP BLOCK 37A UNIT 6  
651 TIMBER DRIVE: DENNY & LIZA SANTIAGO  
651 TIMBER DRIVE  
WAYNE, PA 19087  
(610) 407-8699  
D.B. 5708 PG. 2451  
PARCEL NO. 58-09-18967-80-2  
TAX MAP BLOCK 37A UNIT 7

**NOTES**  
1. TOPOGRAPHIC INFORMATION OBTAINED FROM THE UPPER MERION TOWNSHIP AERIAL MAPPING DATED APRIL 8, 1999. THIS TOPOGRAPHY DOES NOT REPRESENT WORK BY JOSEPH M. ESTOCK, PE, PLS. HOWEVER, THE LOCATION OF THE EXISTING DWELLINGS ARE BASED UPON A RECENT FIELD SURVEY.  
2. BOUNDARY INFORMATION OBTAINED FROM A RECENT SURVEY PERFORMED BY JOSEPH M. ESTOCK, PE, PLS.  
3. NEW DEEDS MUST BE PREPARED AND RECORDED FOR BOTH LOTS.

| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |

**PROJECT TITLE:**  
**641 & 651 TIMBER DRIVE**  
UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

MPC NO.: \_\_\_\_\_ TOWNSHIP FILE NO.: \_\_\_\_\_  
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.  
Certified this date: \_\_\_\_\_  
\_\_\_\_\_  
For the Director  
Montgomery County Planning Commission

**DRAWING TITLE:**  
**LOT LINE ADJUSTMENT PLAN**  
PREPARED BY:  
**JOSEPH M. ESTOCK**  
Consulting Engineers & Land Surveyors  
355 South Henderson Road  
King of Prussia, PA 19406-2407  
(610) 265-3035 - Fax (610) 962-9855  
joe@josephmestock.com  
SCALE: 1" = 20'  
DATE: 8 JANUARY 2020  
FILE NO.: 14105  
FIELD BOOK: 294  
SHT. NO.: 1 of 1