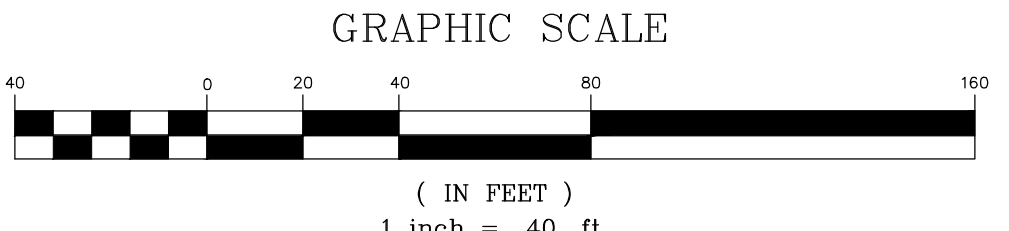


- LEGEND**
- P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - CENTERLINE
  - UTILITY POLE
  - LAMP POST
  - ELECTRICAL METER
  - GAS METER
  - SANITARY CLEANOUT
  - SEWER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - MAIL BOX
  - OVERHEAD ELECTRICAL LINES
  - SEWER LATERAL
  - "SHOWALTER & ASSOC." CAPPED IRON ROD (SET)

**PROFESSIONAL LAND SURVEYOR CERTIFICATION**  
 I, THOMAS PELINSKI, SLS-025703 (NAME OF PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)  
 DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE EXISTING FEATURES, TOPOGRAPHY, AND METES AND BOUNDS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICES FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS IN JULY OF 1996 (OR AS SUBSEQUENTLY ADOPTED). A FIELD SURVEY WAS PERFORMED UNDER MY IMMEDIATE SUPERVISION AND ALL MONUMENTS AND/OR LOT PINS SHOWN, EXIST AS INDICATED OR SHALL BE PLACED AS SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.



**CERTIFICATION OF ACCURACY**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LOWER GWYNEDD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION, AND FOR WHICH I ACCEPT FULL RESPONSIBILITY. THE PERIMETER MONUMENTS SHALL BE ACCURATELY PLACED AS REQUIRED BY THE TOWNSHIP.

**PLAN NOTATION** - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THE PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SUBSIDIARIES, OFFICERS, DIRECTORS, PROPRIETORS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LOSSES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

NO.	DATE	COMMENT

**OWNER'S CERTIFICATION OF INTENT**  
 CAROL A. DURHAM, TRUSTEE UNDER THE RESTATED REVOCABLE TRUST FBO OF CAROL A. DURHAM  
 COMMONWEALTH OF PENNSYLVANIA  
 SS. COUNTY OF MONTGOMERY  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED CAROL A. DURHAM, TRUSTEE UNDER THE RESTATED REVOCABLE TRUST FBO OF CAROL A. DURHAM, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, AND WHO ACKNOWLEDGED THAT SHE IS THE REGISTERED OWNER OF THE DESIGNATED LAND, AND THAT SHE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.  
 WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR FORESAID.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 (SEAL)  
 I, CAROL A. DURHAM, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY IS IN THE NAME "THE RESTATED REVOCABLE TRUST OF CAROL A. DURHAM," AS RECORDED IN DEED BOOK 6290, PAGE 2069, RECORDER OF DEEDS OFFICE.  
 NAME(S) OF OWNER(S)  
 BY: CAROL A. DURHAM (DATE) \_\_\_\_\_  
 PROPERTY OWNER

**OWNER'S CERTIFICATION OF INTENT**  
 KIRK W. BRINTON AND ASHLEY W. BRINTON  
 COMMONWEALTH OF PENNSYLVANIA  
 SS. COUNTY OF MONTGOMERY  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED KIRK W. BRINTON AND ASHLEY W. BRINTON, WHO ACKNOWLEDGED HIMSELF/HERSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND WHO ACKNOWLEDGED THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.  
 WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR FORESAID.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 (SEAL)  
 WE, KIRK W. BRINTON AND ASHLEY W. BRINTON, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY IS IN THE NAME KIRK W. BRINTON & ASHLEY W. BRINTON AS RECORDED IN DEED BOOK 5863, PAGE 611, RECORDER OF DEEDS OFFICE.  
 NAME(S) OF OWNER(S)  
 BY: KIRK W. BRINTON (DATE) \_\_\_\_\_ ASHLEY W. BRINTON (DATE) \_\_\_\_\_  
 PROPERTY OWNER PROPERTY OWNER

**CERTIFICATION OF TOWNSHIP APPROVAL**  
 AT A PUBLIC MEETING, THE BOARD OF SUPERVISORS OF LOWER GWYNEDD TOWNSHIP BY RESOLUTION \_\_\_\_\_ DULY ENACTED AND APPROVED THE SUBDIVISION/LAND DEVELOPMENT PLAN OF THE PROPERTY OF \_\_\_\_\_ AS SHOWN HEREON.

TOWNSHIP SEAL \_\_\_\_\_ CHAIRPERSON OF THE BOARD OF SUPERVISORS  
 TOWNSHIP SECRETARY \_\_\_\_\_  
 REVIEWED BY THE LOWER GWYNEDD TOWNSHIP PLANNING COMMISSION AND RECOMMENDED FOR APPROVAL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 PLANNING COMMISSION CHAIRMAN \_\_\_\_\_  
 REVIEWED BY THE LOWER GWYNEDD TOWNSHIP ENGINEER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 TOWNSHIP ENGINEER \_\_\_\_\_

**RECORDER OF DEEDS NOTATION**  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN MONTGOMERY COUNTY, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

**MONTGOMERY COUNTY PLANNING COMMISSION**  
 M.C.P.C. FILE # \_\_\_\_\_  
 PROCESSED AND REVIEWED, A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.  
 CERTIFIED THIS DATE \_\_\_\_\_  
 EXECUTIVE DIRECTOR, MONTGOMERY COUNTY PLANNING COMMISSION

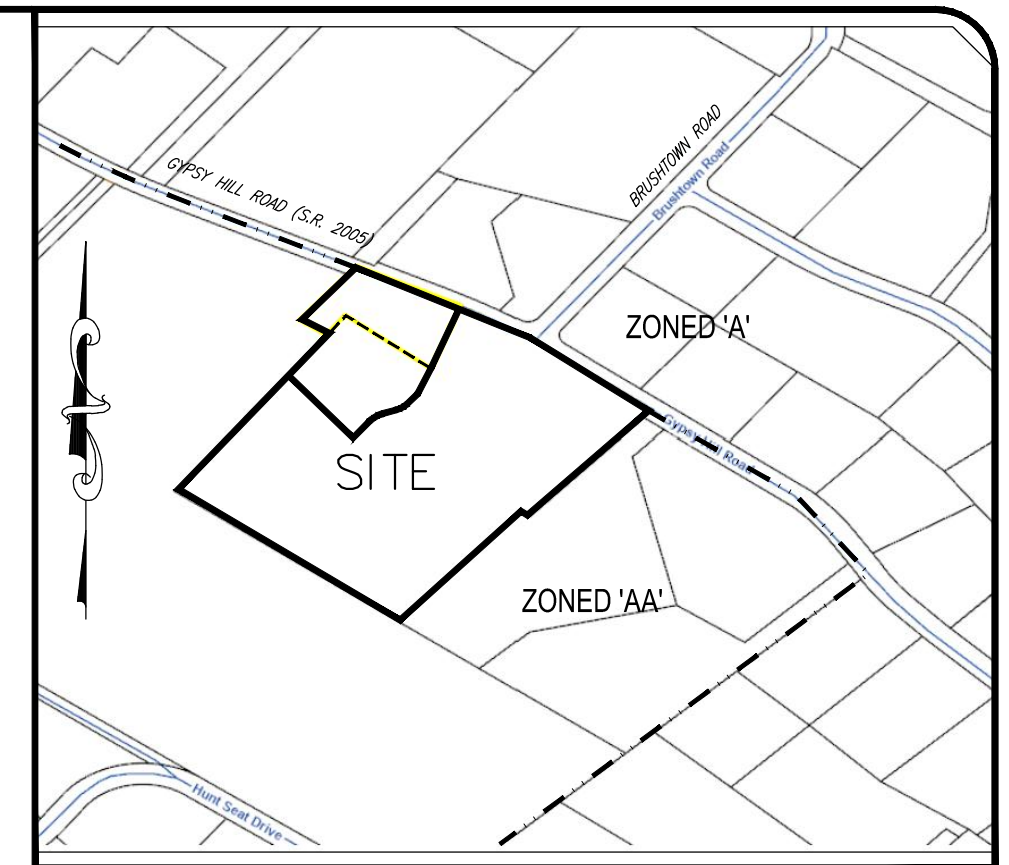
**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L-1	S36°43'14"W	30.00'
L-2	S34°37'25"W	49.73'

**CURVE TABLE**

CURVE NO.	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DIST.	ARC LENGTH
C-1	1375.00'	11°25'19"	S59°25'46"E	275.65'	274.10'
C-2	1375.00'	01°06'16"	S64°35'18"E	26.50'	26.50'
C-3	1375.00'	10°19'03"	S58°52'38"E	247.27'	247.60'
C-4	55.00'	28°07'38"	S50°47'03"W	26.73'	27.00'
C-5	60.00'	30°13'27"	S49°44'09"W	31.29'	31.65'

**SITE DATA**  
 OWNER: THE RESTATED REVOCABLE TRUST OF CAROL A. DURHAM  
 ADDRESS: 1300 GYPSY HILL ROAD, AMBLER, PA 19002-2014, LOWER GWYNEDD TWP., MONTGOMERY COUNTY  
 PARCEL ID# 39-00-01747-00-5  
 DEED BOOK 6290, PAGE 2069  
 OWNER: KIRK W. & ASHLEY W. BRINTON  
 ADDRESS: 1304 GYPSY HILL ROAD, AMBLER, PA 19002-2014, LOWER GWYNEDD TWP., MONTGOMERY COUNTY  
 PARCEL ID# 39-00-01744-00-8  
 DEED BOOK 5863, PAGE 0611



- SURVEY NOTES:**
- THE NORTH ARROW AND BEARINGS ARE REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATES (SOUTH ZONE - NAD 83) AS PER INFORMATION OBTAINED UTILIZING KEYNETOPS, A TRIMBLE VRS NETWORK.
  - THE MEASUREMENTS AS SHOWN HEREON ARE TO UNITED STATES STANDARDS AND ARE IN U.S. SURVEY FEET.
  - NO TITLE SEARCH OR COMMITMENT HAS BEEN PROVIDED TO, NOR OBTAINED BY THE UNDERSIGNED FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, GOVERNMENTAL JURISDICTIONAL AREAS, PLATS, MAPS, OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARY(S) AND/OR USE OF THE SUBJECT PROPERTY.
  - THE BUILDING(S) AS SHOWN HEREON ARE THAT OF THE STRUCTURE'S PERIMETER AT GROUND LEVEL AND DO NOT INCLUDE UNDERGROUND FOOTINGS, FOUNDATIONS, OR ANY ADDITIONAL STORY OUTCROPPINGS OR LEAVE OVERHANGS.
  - THE VISIBLE, ABOVEGROUND ENCROACHMENTS ARE AS SHOWN.
  - REFERENCES:
    - DEED BOOK 6290, PAGE 2069 (T.M.P. #39-00-01747-00-5)
    - DEED BOOK 5863, PAGE 611 (T.M.P. #39-00-01744-00-8)
    - PLAN OF SUBDIVISION PREPARED FOR HENRY M. JR. & MARION M. MAZDOO, BY HERBERT H. METZ, INC., PROJECT NO. 5179, DATED APRIL 22, 1991, LAST REVISED JUNE 14, 1991.
    - TOTAL SUBDIVISION PLAN MADE FOR JOHN H. DURHAM, BY CHARLES E. SHOEMAKER, INC., ORDER NO. 23208, SHEET 1 OF 6, DATED SEPTEMBER 9, 1993, LAST REVISED NOVEMBER 19, 1993.
    - PLAN OF PROPERTY SURVEYED FOR WILLIAM POTTER WEAR" BY C. RAYMOND WEIR, DATED NOVEMBER 26, 1954, LAST REVISED FEBRUARY 4, 1956.
    - PLAN OF "BOUNDARY SURVEY" PREPARED FOR KIRK BRINTON BY R.L. SHOWALTER & ASSOCIATES, INC., JOB NUMBER 2023-062, DATED JUNE 21, 2023.
    - ZONING MAP OF LOWER GWYNEDD TOWNSHIP.
    - EXISTING FIELD MONUMENTATION.
  - THE PROPERTIES AS SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), BASE FLOOD ELEVATION N/A, AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PA., COMMUNITY PANEL NUMBER 420953 0286 G, MAP NUMBER 4209C0286G, MAP REVISED MARCH 2, 2016.

**EXISTING IMPERVIOUS AREAS**

	DURHAM ~ T.M.P. #39-00-01747-00-5	BRINTON ~ T.M.P. #39-00-01744-00-8	
<b>BUILDINGS</b>	<b>AREA</b>	<b>BUILDINGS</b>	<b>AREA</b>
DWELLING	3,409 SQ. FT.	DWELLING	1,193 SQ. FT.
BARN	2,517 SQ. FT.	GARAGE	539 SQ. FT.
STABLE	674 SQ. FT.	HOME OFFICE	229 SQ. FT.
<b>BLOCK BUILDING</b>	<b>1,186 SQ. FT.</b>	<b>TOTAL</b>	<b>1,967 SQ. FT.</b>
<b>TOTAL BLDG. IMPERVIOUS</b>	<b>7,786 SQ. FT.</b>	<b>TOTAL</b>	<b>1,967 SQ. FT.</b>
<b>OTHER</b>	<b>AREA</b>	<b>OTHER</b>	<b>AREA</b>
POOL	470 SQ. FT.	CURB	205 SQ. FT.
PATIOS/WALLS	3,206 SQ. FT.	ASPHALT DRIVE	3,768 SQ. FT.
FRONT WALK	42 SQ. FT.	PATIOS/PORCH	555 SQ. FT.
ASPHALT DRIVE	4,553 SQ. FT.	WALKS	297 SQ. FT.
GRAVEL DRIVE	3,961 SQ. FT.	<b>TOTAL</b>	<b>4,825 SQ. FT.</b>
<b>TOTAL OTHER IMPERVIOUS</b>	<b>12,232 SQ. FT.</b>	<b>TOTAL</b>	<b>4,825 SQ. FT.</b>
<b>OVERALL IMPERVIOUS</b>	<b>20,018 SQ. FT.</b>	<b>TOTAL</b>	<b>6,792 SQ. FT.</b>

**ROADWAY INFORMATION**  
 ROADWAY: GYPSY HILL ROAD (S.R. 2005) (L.R. 46079)  
 CLASSIFICATION: SECONDARY ROADWAY  
 ELEVATION N/A  
 ULTIMATE R.O.W. WIDTH: 60 FT.  
 CANTWAY WIDTH: 34 FT.  
 SPEED LIMIT: 35 MPH

EXISTING AREA TABULATION	DURHAM T.M.P. #39-00-01747-00-5	BRINTON T.M.P. #39-00-01744-00-8
DEEDED AREA (GROSS AREA)	373,729 S.F. (8.580 AC.)	37,072 S.F. (0.851 AC.)
LESS ULTIMATE R.O.W. AREA OF GYPSY HILL ROAD (S.R. 2005)	16,285 S.F. (0.374 AC.)	5,918 S.F. (0.136 AC.)
<b>NET PARCEL AREA</b>	<b>357,444 S.F. (8.206 AC.)</b>	<b>31,154 S.F. (0.715 AC.)</b>

**ZONING INFORMATION**  
 CURRENT ZONING PER LOWER GWYNEDD TOWNSHIP ZONING MAP: AA RESIDENTIAL DISTRICT  
 USE: SINGLE-FAMILY DETACHED DWELLING

ITEM	REQUIRED	DURHAM ~ T.M.P. #39-00-01747-00-5		BRINTON ~ T.M.P. #39-00-01744-00-8	
		EXISTING	PROPOSED	EXISTING	PROPOSED
MIN. LOT AREA	80,000 SQ. FT.	357,444 SQ. FT. (8.206 AC.)	323,355 SQ. FT. (7.423 AC.)	*31,154 SQ. FT. (0.715 AC.)	*65,243 SQ. FT. (1.498 AC.)
MIN. LOT WIDTH	275 FT.	414 FT.	N/A	*270.8 FT.	
SETBACKS					
MAIN BLDG					
FRONT YARD	100 FT.	*95.6 FT.	*95.6 FT.	*46.5 FT.	*46.5 FT.
SIDE YARD	65 FT.	*27.8 FT.	*27.8 FT.	*48.6 FT.	*48.6 FT.
REAR YARD	100 FT.	481.6 FT.	*418.6 FT.	*42.3 FT.	208.0 FT.
ACCESSORY BLDG	25' FARTHER BACK THAN MAIN BLDG. IN REAR YARD	185.4 FT.	185.4 FT.	*HOME OFFICE LIES 8.8 FT. IN FRONT OF MAIN BLDG.	*HOME OFFICE LIES 8.8 FT. IN FRONT OF MAIN BLDG.
SIDE YARD	25 FT.	95.2 FT.	26.0 FT.	*GARAGE 4.7 FT.	*GARAGE 19.7 FT.
REAR	25 FT.	109.5 FT.	109.5 FT.	50.7 FT.	50.7 FT.
BLDG. COVERAGE MAX.	10%	2.2% (7,786 SQ. FT.)	2.4% (7,786 SQ. FT.)	6.3% (1,967 SQ. FT.)	3.0% (1,967 SQ. FT.)
IMPERV. COVERAGE MAX.	20%	5.6% (20,018 SQ. FT.)	6.2% (20,018 SQ. FT.)	*21.8% (6,792 SQ. FT.)	10.4% (6,792 SQ. FT.)
BLDG. HEIGHT MAX.	45 FT.	<45 FT.	<45 FT.	<45 FT.	<45 FT.
	NOT EXCEEDING 2-1/2 STORIES				

\* DENOTES EXISTING NON-CONFORMITY

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-1776

**LOT LINE ADJUSTMENT PLAN**  
 T.M.P. #39-00-01744-00-8 & T.M.P. #39-00-1747-00-5

**R. L. Showalter & Associates, Inc.**  
 116 East Butler Avenue  
 Chalfont, PA 18914  
 (215) 822-2990  
 FAX (215) 822-5684  
 showalterassociates@showalter.com  
 • Engineering • Planning • Surveying •

**SCALE:** 1" = 40'  
**DATE:** 08-08-2023  
**JOB NO.:** #2023-062  
**DRAWN BY:** TP  
**CHECKED BY:** TAK

**SITUATE:** LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA  
**PREPARED FOR:** BRINTON & DURHAM  
 1300 & 1304 GYPSY HILL ROAD, AMBLER, PA. 19002

**SHEET 1 OF 1**

Plotter: 08/08/23 - 2:00 PM, By: brintont  
 File: \\monterey\planning\jbr\2023\2023-062\_Brinton - Lot Line Adjustment\2023-062\_Lot Line Change.dwg - CT - LINE-CHG  
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