

LOCATION PLAN  
1"=1000'

State of PENNSYLVANIA  
County of DELAWARE

On this, the \_\_\_ day of \_\_\_\_\_, before me \_\_\_\_\_, the undersigned officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the person whose name \_\_\_\_\_ subscribed to the within instrument, and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Title of Officer \_\_\_\_\_

State of PENNSYLVANIA  
County of DELAWARE

On this, the \_\_\_ day of \_\_\_\_\_, before me \_\_\_\_\_, the undersigned officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the person whose name \_\_\_\_\_ subscribed to the within instrument, and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ executed the same for the purposes therein contained.

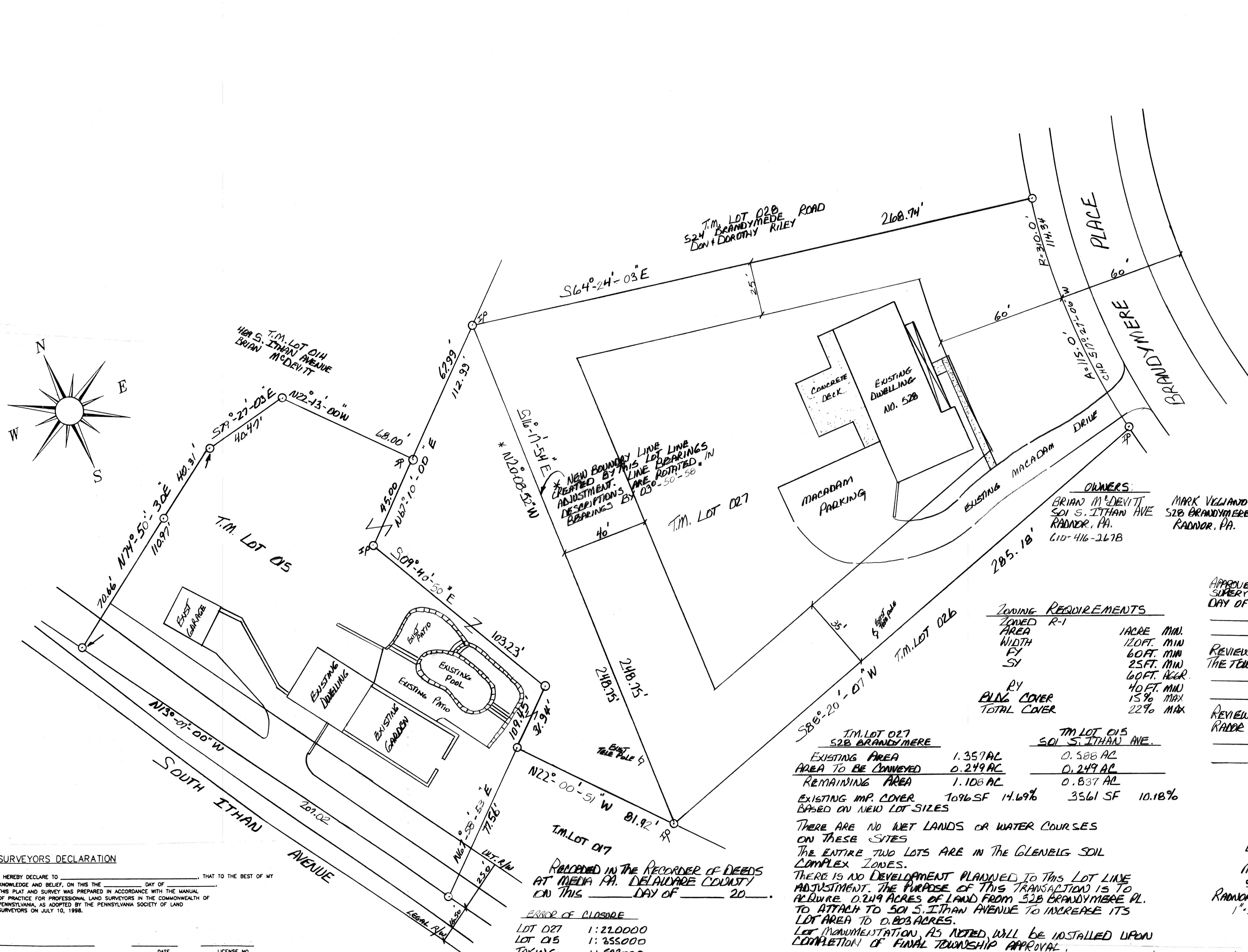
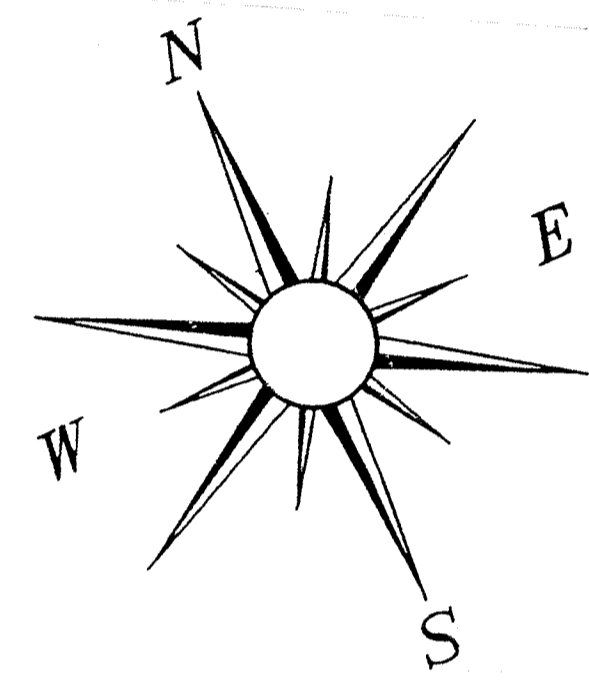
In witness whereof, I hereunto set my hand and official seal.

Title of Officer \_\_\_\_\_

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF RADNOR TWP. ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF RADNOR ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_.

REVIEWED BY THE TOWNSHIP ENGINEER OF RADNOR TOWNSHIP ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_.



ZONING REQUIREMENTS

ZONED AREA	R-1	1 ACRE MIN.
WIDTH	120 FT. MIN	
DEPTH	60 FT. MIN	
SETBACK	25 FT. MIN	
BY	40 FT. MIN	
BLDG COVER	15% MAX	
TOTAL COVER	22% MAX	

	T.M. LOT 027 528 BRANDYMERE	T.M. LOT 015 501 S. ITHAN AVE.
EXISTING AREA	1.357 AC	0.588 AC
AREA TO BE CONVEYED	0.249 AC	0.249 AC
REMAINING AREA	1.108 AC	0.837 AC
EXISTING IMP. COVER	1096 SF 14.69%	3561 SF 10.18%

THERE ARE NO WET LANDS OR WATER COURSES ON THESE SITES. THE ENTIRE TWO LOTS ARE IN THE GLENELG SOIL COMPLEX ZONES. THERE IS NO DEVELOPMENT PLANNED TO THIS LOT LINE ADJUSTMENT. THE PURPOSE OF THIS TRANSACTION IS TO ACQUIRE 0.249 ACRES OF LAND FROM 528 BRANDYMERE PL. TO ATTACH TO 501 S. ITHAN AVENUE TO INCREASE ITS LOT AREA TO 0.803 ACRES. LOT MONUMENTATION, AS NOTED, WILL BE INSTALLED UPON COMPLETION OF FINAL TOWNSHIP APPROVAL.

RECORDED IN THE RECORDER OF DEEDS AT MEDIA PA. DELAWARE COUNTY ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_.

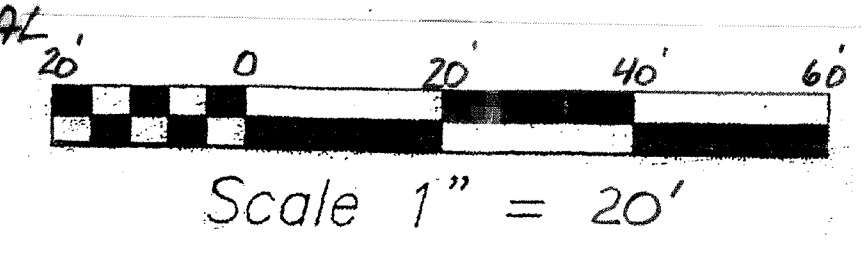
ERROR OF CLOSURE

LOT 027	1: 22.0000
LOT 015	1: 255.0000
TAKING	1: 582.0000

SURVEYORS DECLARATION

I HEREBY DECLARE TO \_\_\_\_\_, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS THE \_\_\_ DAY OF \_\_\_\_\_ THIS PLAT AND SURVEY WAS PREPARED IN ACCORDANCE WITH THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998.

DATE \_\_\_\_\_ LICENSE NO. \_\_\_\_\_



LOT LINE ADJUSTMENT BETWEEN MARK VEGLIANO & BRIAN McDEVITT 528 BRANDYMERE PL & 501 S. ITHAN AVE. RADNOR TWP. DELA. CO., PA. DEC. 12, 2018  
1"=20.0'  
JOHN SMIRGA 7 VILLAGE CIRCLE NEWTOWN SQUARE PA. PA 17073 610-202-2537 NPT60@COMCAST.NET