



**REFERENCE PLANS**

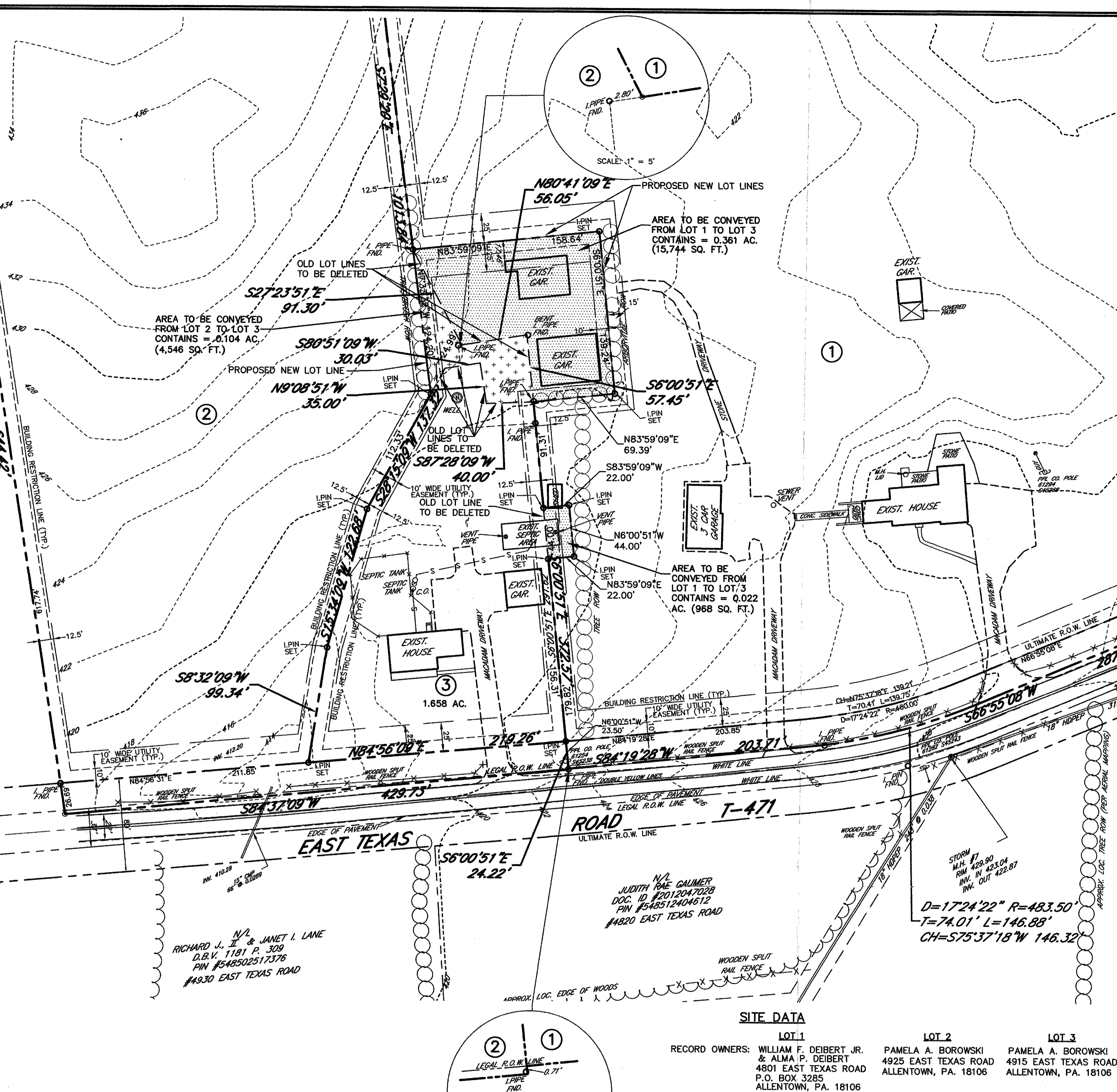
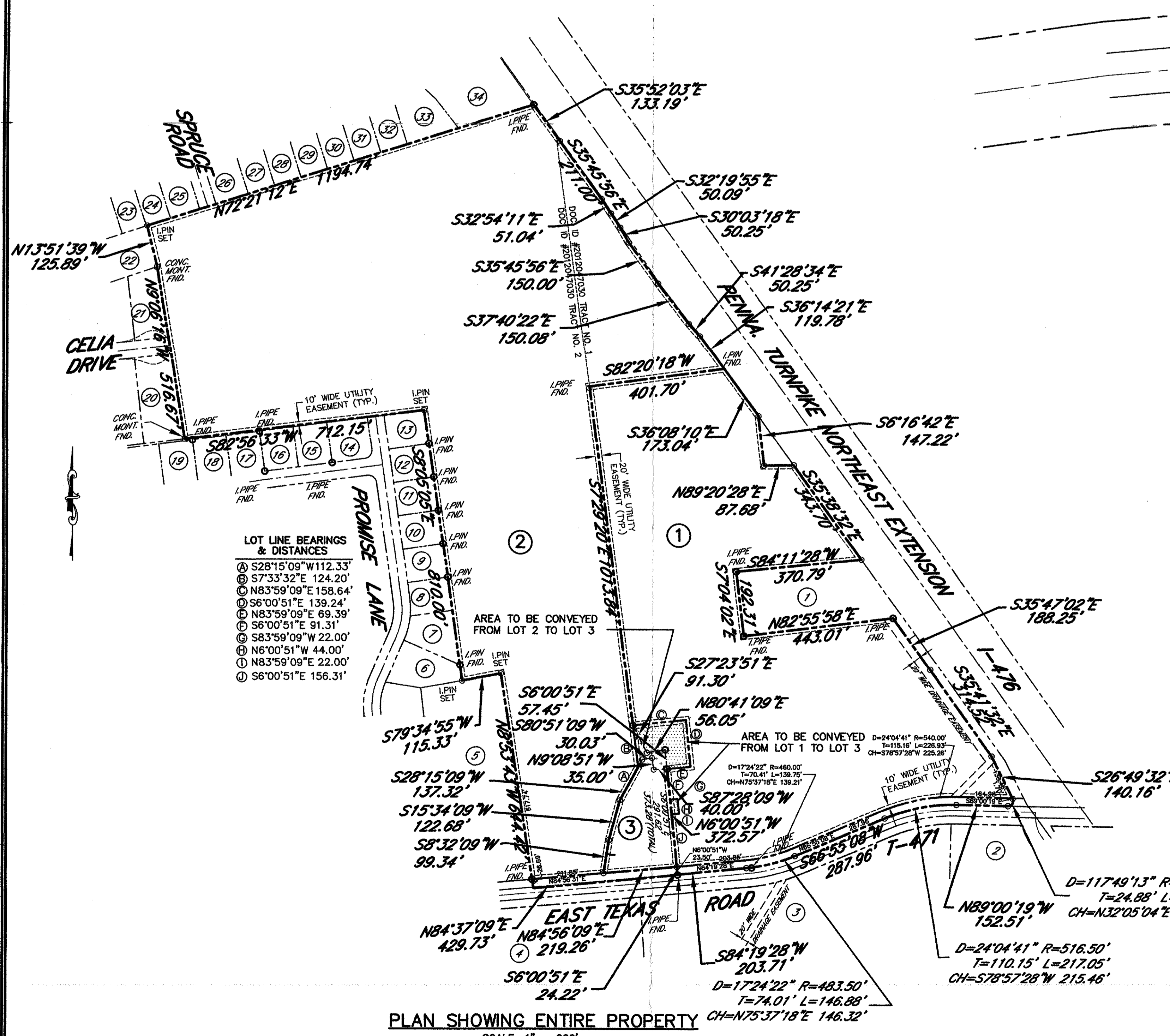
1. MIGNITY PLAN FOR WILLIAM DEIBERT PREPARED BY THE MARTIN H. SCHULER COMPANY, LAST REVISED 5/23/11, JOB. NO. 05-40.
2. STORM WATER RELIEF LINE FOR WILLIAM DEIBERT PREPARED BY THE MARTIN H. SCHULER COMPANY, LAST REVISED 6/09/11, JOB. NO. 05-40.
3. PA TURNPIKE R.O.W. PROPERTY PLATS #8290, #8291, #8293, # 8294 AND #8295-4
4. PA TURNPIKE PLANS CONTRACT NO. 502 (SECTION 35-1 SHEETS 12, 14 AND 15 OF 21)
5. LOT LINE ADJUSTMENT PLAN FOR DEIBERT AND GAUMER PREPARED BY BASCOM AND SIEGER RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS MAP BOOK VOL. 9 PAGE 413.
6. PLAN OF PROPERTY FOR WILLIAM F. DEIBERT, JR PREPARED BY THE MARTIN H. SCHULER COMPANY, LAST REVISED 10/09/74, JOB. NO. 7069.
7. FINAL SUBDIVISION PLAN FOR IVA F. DEIBERT, PREPARED BY THE MARTIN H. SCHULER COMPANY, LAST REVISED 11/09/78, JOB. NO. 78142.
8. FINAL PLAN FOR CROSS TIMBERS, RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS MAP BOOK VOL. 24 PAGE 53.
9. PLAN OF RECORD FOR RIDGEMONT ESTATES, PREPARED BY THE MARTIN, BRADBURY AND GRIFFITH COMPANY, RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS MAP BOOK VOL. 25 PAGE 73.
10. PLAN SHOWING SECTION NO. 2 OF PINE GROVE PARK PREPARED BY THE G. EDWIN PIDCOCK COMPANY, RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS MAP BOOK VOL. 6 PAGE 47.
11. MINOR SUBDIVISION PLAN FOR CAROLYN E. YOUNG PREPARED BY THE G. EDWIN PIDCOCK COMPANY, RECORDED IN THE LEHIGH COUNTY RECORDER OF DEEDS OFFICE AS MAP BOOK VOL. 18 PAGE 85.

**BENCHMARK**

INVERT AS PROP. STORM PIPE, ELEV. 430.55 (PER CORNADO HOMES INC. E&S PLANS PREPARED BY LEHIGH ENGINEERING ASSOC., DATED 3/19/03) LOCATED ALONG THE PA TURNPIKE AT STA 480+51.6 (55.61)

**STATEMENT OF INTENT**

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO CONVEY LANDS WITH TWO EXISTING GARAGES AND AREA AROUND THE EXISTING SEPTIC AREA FROM LOT NO. 1 TO LOT NO. 3. AREA WILL ALSO BE CONVEYED FROM LOT NO. 2 TO LOT NO. 3 TO GAIN ACCESS TO SAID GARAGES. NO NEW DEVELOPMENT IS PROPOSED.



**LIST OF ADJOINERS**

| OWNER                                 | ADDRESS               | DEED                  | PARCEL ID #     |
|---------------------------------------|-----------------------|-----------------------|-----------------|
| 1 ROBERT R. DOLL, JR.                 | #480 EAST TEXAS RD.   | D.B.VOL. 1541 P. 388  | 548513411637 1  |
| 2 JAMES J. FINIGAN                    | #470 EAST TEXAS RD.   | DOC. ID #201000127    | 548512007645 1  |
| 3 JUDITH PAE GAUMER                   | #480 EAST TEXAS RD.   | DOC. ID #2010047028   | 548512404612 1  |
| 4 RICHARD J. LANE, II                 | #490 EAST TEXAS RD.   | D.B.VOL. 1181 P. 309  | 548500251378 1  |
| 5 CHRISTIAN M. LANE                   | #495 EAST TEXAS RD.   | DOC. ID #2014010777   | 548502366359 1  |
| 6 LORI ANN GLADIS                     | #1501 PROMISE LANE    | DOC. ID #7283363      | 548503108047 1  |
| 7 ARTHUR & PATRICK W. LUKOFF          | #1481 PROMISE LANE    | D.B.VOL. 1580 P. 958  | 548503213017 1  |
| 8 THOMAS C. & JANICE HULLBITT         | #1475 PROMISE LANE    | D.B.VOL. 1587 P. 326  | 548503221289 1  |
| 9 SHIRAZ & SHEELA PADANI              | #1457 PROMISE LANE    | D.B.VOL. 1574 P. 721  | 548503220129 1  |
| 10 GREGORY & JOANN MORTON             | #1445 PROMISE LANE    | D.B.VOL. 1400 P. 546  | 548503148108 1  |
| 11 GINA L. GALLARDO                   | #1427 PROMISE LANE    | DOC. ID #7388275      | 548503157147 1  |
| 12 WINSTON L. & ROBIN L. BAKER        | #1415 PROMISE LANE    | D.B.VOL. 1379 P. 269  | 548503168106 1  |
| 13 JAMES & MICHELE REARDON            | #1389 PROMISE LANE    | DOC. ID #2010000880   | 548503174165 1  |
| 14 RAVUL & AMY S. AL SHAISH           | #4821 MARIANATH WAY   | DOC. ID #2010014137   | 547593969803 1  |
| 15 THOMAS G. & NETH S. YEN            | #4837 MARIANATH WAY   | D.B.VOL. 1632 P. 1124 | 547593866889 1  |
| 16 TRISHA M. & ROBERT J. ARENA        | #4851 MARIANATH WAY   | DOC. ID #2010014437   | 547593866875 1  |
| 17 TIMOTHY L. & JENNIFER L. FORTNEY   | #4863 MARIANATH WAY   | DOC. ID #2011026634   | 547593866483 1  |
| 18 LISA L. & ERIC C. TRANSLIE         | #4875 MARIANATH WAY   | DOC. ID #2011023571   | 547593866300 1  |
| 19 YU MAN WONG                        | #2001 MARIANATH WAY   | D.B.VOL. 1588 P. 450  | 547593867107 1  |
| 20 J. MICHAEL & JOAN A. SHELLEY       | #4992 CELIA DRIVE     | D.B.VOL. 1371 P. 757  | 5475938481012 1 |
| 21 DANIELE M. ARENQUI                 | #4989 CELIA DRIVE     | DOC. ID #2010021070   | 547593839814 1  |
| 22 JOHN PATTELLO & KATHERINE PERKINS  | #4916 PINE GROVE CIR. | DOC. ID #2010020734   | 547594117973 1  |
| 23 BEVERLY A. BENDER                  | #4902 PINE GROVE CIR. | D.B.VOL. 1313 P. 759  | 547594338652 1  |
| 24 FLORENCE E. PASDA                  | #4908 PINE GROVE CIR. | D.B.VOL. 1310 P. 281  | 547594338974 1  |
| 25 STEPHEN E. ZOLA, III               | #4854 PINE GROVE CIR. | DOC. ID #2010702670   | 547594442058 1  |
| 26 WINSHELL & KATHERINE SMITH         | #4914 PINE GROVE CIR. | D.B.VOL. 1632 P. 404  | 547594441353 1  |
| 27 MATTHEW & CLAUDIA M. LARSEN        | #4912 PINE GROVE CIR. | DOC. ID #2010037855   | 547594440870 1  |
| 28 JAMES P. BERRY                     | #4900 PINE GROVE CIR. | DOC. ID #2014003483   | 547594757055 1  |
| 29 MICHAEL CHMISTAK                   | #4882 PINE GROVE CIR. | DOC. ID #2010000892   | 547594853550 1  |
| 30 RICHARD A. & LAUREL A. KLINE       | #4874 PINE GROVE CIR. | D.B.VOL. 1113 P. 1183 | 547594853558 1  |
| 31 KARL JOSEPH MUELLER                | #4870 PINE GROVE CIR. | DOC. ID #2010038557   | 548504051832 1  |
| 32 BRUCE A. KITE & DANIELLE R. SCHORN | #4848 PINE GROVE CIR. | DOC. ID #2010021941   | 548504069038 1  |
| 33 MELISSA POLAKIARD                  | #4844 PINE GROVE CIR. | DOC. ID #7438534      | 548504168521 1  |
| 34 MICHAEL P. DI BENO                 | #4842 PINE GROVE CIR. | DOC. ID #7418626      | 548504374321 1  |

**SITE DATA**

| LOT 1  | LOT 2  | LOT 3  |
|--|--|--|
| RECORD OWNERS: WILLIAM F. DEIBERT JR. & ALMA P. DEIBERT<br>4801 EAST TEXAS ROAD<br>P.O. BOX 3285<br>ALLENTOWN, PA. 18106 | PAMELA A. BOROWSKI<br>4915 EAST TEXAS ROAD<br>ALLENTOWN, PA. 18106 | PAMELA A. BOROWSKI<br>4915 EAST TEXAS ROAD<br>ALLENTOWN, PA. 18106 |
| DEED OF RECORD: D.B.VOL. 1135 P. 1085<br>D.B.VOL. 1196 P. 293<br>D.B.VOL. 1083 P. 442<br>D.B.VOL. 888 P. 476             | DOC. ID #2012047030  | D.B.VOL. 1495 P. 758   |
| TILE NUMBER: 455809  | 455809   | 455809   |
| PARCEL I.D. NO.: 548513108805 1  | 548504718023 1 & 548503274754 1                                    | 548502855277 1   |
| TOTAL AREA: 22.492 AC.   | 38.318 AC.   | 1.171 AC.  |
| ZONING DISTRICT: "S" - SUBURBAN  |  |  |
| MIN. LOT AREA = 12,000 SQ.FT.  |  |  |
| MIN. LOT WIDTH = 80'   |  |  |
| MIN. LOT SETBACKS: FRONT = 25'   |  |  |
| REAR = 25'   |  |  |
| ONE SIDE = 10' BOTH SIDES = 25'  |  |  |
| MAX. BLDG. HEIGHT = 35'  |  |  |
| MAX. BLDG. COVERAGE = 20%  |  |  |
| SEWAGE DISPOSAL: ON-LOT  |  |  |
| WATER SUPPLY: ON-LOT   |  |  |

**LOT AREA CHART**

|                   | LOT 1        | LOT 2        | LOT 3       |
|-------------------|--------------|--------------|-------------|
| BEFORE CONVEYANCE | = 22.492 AC. | 38.318 AC.   | 1.171 AC.   |
| CONVEYANCE        | = -0.361 AC. |              | + 0.361 AC. |
| CONVEYANCE        | = -0.022 AC. |              | + 0.022 AC. |
| CONVEYANCE        |              | = -0.104 AC. | + 0.104 AC. |
| AFTER CONVEYANCE  | = 22.109 AC. | 38.214 AC.   | 1.658 AC.   |
| - R.O.W. AREA     | = 0.552 AC.  |              |             |
| NET AREA          | = 21.557 AC. | 37.962 AC.   |             |

**WAIVERS GRANTED**

- WAIVERS/DEFERRALS WERE GRANTED FOR THE FOLLOWING SECTIONS OF THE LOWER MACUNGIE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY THE LOWER MACUNGIE TOWNSHIP BOARD OF COMMISSIONERS AT THEIR FEBRUARY 6, 2020 MEETING (RESOLUTION #2020-05):
1. SECTION 22A-403.4.G - EXISTING AND PUBLICLY RECORDED STORMWATER MANAGEMENT FACILITIES AND RECREATION FACILITIES WITHIN 200 FEET OF THE BOUNDARIES. WAIVER
  2. SECTION 22A-403.4.H - EXISTING UNDERGROUND UTILITY STRUCTURES WITHIN 200 FEET OF THE BOUNDARIES. WAIVER
  3. SECTION 22A-705.2.A - ADDITIONAL ROAD WIDENING ALONG FRONTAGE OF THE PROPERTY. WAIVER
  4. SECTION 22A-705.9.A - CONSTRUCTION OF SIDEWALKS AND CURBS ALONG THE ROAD. DEFERRAL
  5. SECTION 22A-710.2.B(2) - STREET TREES EVERY 50 FEET. DEFERRAL
  6. SECTION 22A-403.4.J(10) - REQUIRING RIGHT-OF-WAY DEDICATION. DEFERRAL

**LEGEND**

- PROPOSED: Dashed line with arrows
- EXISTING: Solid line
- PROPOSED FEATURE: Slanted lettering
- EXISTING SANITARY SEWER: Solid line with 'S'
- EXISTING SANITARY MANHOLE: Circle with 'S'
- EXISTING WATER MAIN: Solid line with 'W'
- EXISTING WATER VALVE: Circle with 'W'
- EXISTING WATER SHUT OFF VALVE: Circle with 'V'
- EXISTING STORM MANHOLE: Circle with 'M'
- EXISTING STORM INLET: Circle with 'I'
- EDGE OF WOODS: Dashed line with 'W'
- EXISTING CONTOURS: Dashed line with 'C'
- EXISTING MACADAM AREA: Stippled pattern
- AREA CONVEYED FROM LOT 1 TO LOT 3: Shaded area
- AREA CONVEYED FROM LOT 2 TO LOT 3: Shaded area
- UTILITY EASEMENT LINE: Dashed line with 'E'

**GRAPHIC SCALE**



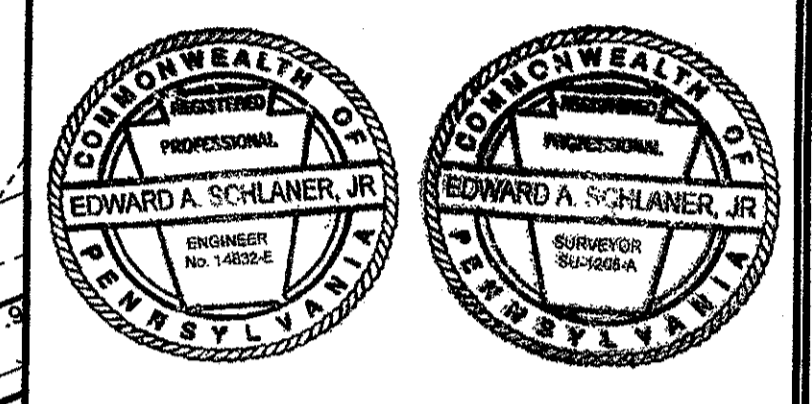
OWNERSHIP, ACKNOWLEDGEMENT OF PLAN  
(I/WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE RECORD OWNER(S) OF THE PROPERTY SHOWN HEREON IN PEACEFUL POSSESSION, AND THAT THERE ARE NO SUITS AFFECTING THE TITLE OF THE SAME. I (WE) CERTIFY THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT (MY/OUR) DIRECTION, THAT I (WE) ACKNOWLEDGE THE SAME TO BE (MY/OUR) ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. I (WE) FURTHER CERTIFY THAT MONUMENTS WILL BE PLACED WHERE INDICATED UPON COMPLETION OF FINAL GRADE (IF APPLICABLE).

WILLIAM F. DEIBERT, JR.  
ALMA P. DEIBERT  
PAMELA BOROWSKI

SWORN AND SUBSCRIBED TO BEFORE ME THIS 12th DAY OF JULY 2022

NOTARY PUBLIC  
William E. Berk, Notary Public  
Lehigh County  
My Commission Expires October 27, 2021  
Commission Number 1019774

EDWARD A. SCHLANER, JR. SU 1205/A 14832 E

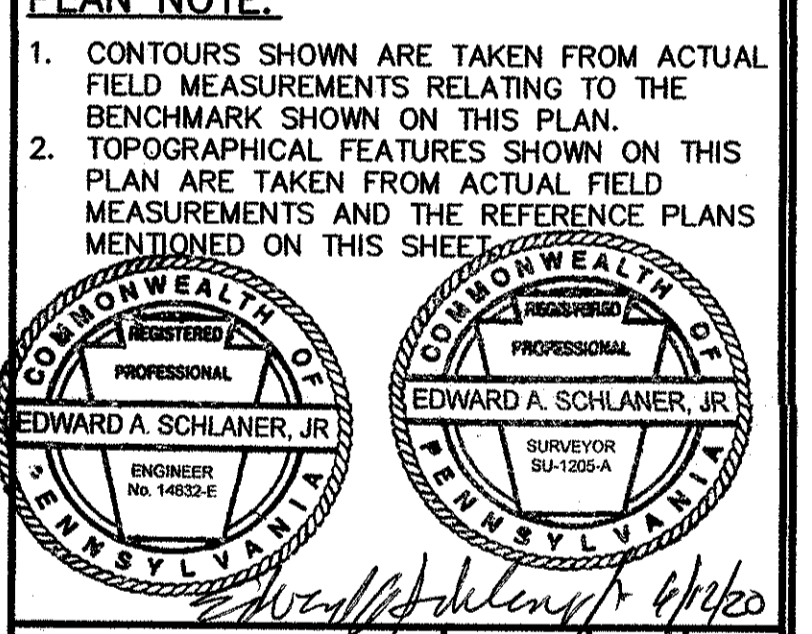


APPROVED BY THE BOARD OF COMMISSIONERS, LOWER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA ON 6th DAY OF JULY 2022

REVIEWED BY LEHIGH VALLEY PLANNING COMMISSION  
STAFF PERSON RESPONSIBLE FOR REVIEW  
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA ON 20th AS DOCKET I.D. NO.

LEHIGH COUNTY RECORDER OF DEEDS  
PLAN NOTE:

1. CONTOURS SHOWN ARE TAKEN FROM ACTUAL FIELD MEASUREMENTS RELATING TO THE BENCHMARK SHOWN ON THIS PLAN.
2. TOPOGRAPHICAL FEATURES SHOWN ON THIS PLAN ARE TAKEN FROM ACTUAL FIELD MEASUREMENTS AND THE REFERENCE PLANS MENTIONED ON THIS SHEET.



LOT LINE ADJUSTMENT PLAN  
PREPARED FOR  
WILLIAM F. DEIBERT, JR.  
& PAMELA BOROWSKI

LOWER MACUNGIE TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA  
MARTIN H. SCHULER CO.  
ENGINEERS SURVEYORS  
1143 WALNUT STREET  
ALLENTOWN, PA. 18106  
610-433-5201 FAX 610-433-6510

| DATE     | REVISION                | BY/CHKD | DATE | F.L.D. OR | DATE | JOB NO. |
|----------|-------------------------|---------|------|-----------|------|---------|
| 12/17/19 | EXISTING SANITARY SEWER | W.E.B.  |      |           |      | 19-20   |
| 1/13/20  | EXISTING SANITARY SEWER | W.E.B.  |      |           |      |         |
| 1/23/20  | EXISTING SANITARY SEWER | W.E.B.  |      |           |      |         |
| 3/19/20  | PER SETTING OF CORNERS  | W.E.B.  |      |           |      |         |