

Location Map

Borrower	Property Owner: Linda L. Sheets				
Property Address	169 Pleasant View Rd				
City	Unityville	County	Lycoming	State	PA Zip Code 17774
Lender/Client	Linda L. Sheets				



Agricultural-Residential Zoning District

Section 303

Page 1 of 2

AR = AGRICULTURAL RESIDENTIAL DISTRICT

Uses and Structures

Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)	Conditional Uses and Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Agricultural uses, incl. land cultivation, tree farming, and raising of poultry or livestock. (See 412A) 2. Animal husbandry, excluding concentrated animal feeding operations. (See Conditional Uses) 3. Horticultural activities, incl. nurseries, greenhouses, and orchards. 4. Grange halls or community centers. 5. Single-family detached dwellings. (See 402) 6. Mobile homes on individual lots. (See 403) 7. Public or semi-public parks and playgrounds. (See 417) 8. Churches or places of worship. 9. Craft, antique, or gift shops. (See 419) 9. Banks or financial institutions. (See 419) 10. Public utility buildings. 11. Private camping. (See 416) 	<ol style="list-style-type: none"> 1. Uses and structures customarily incidental to an approved principal use. 2. Essential services. 3. Swimming pools. (See 414) 4. Home occupations. (See 409) 5. Family day care homes. 6. Temporary agricultural roadside stands. (See 413) 7. Farm-related businesses. (See 432) 8. Accessory storage trailers. (See 431) 9. Signs. (See Article 7) 10. Off-street parking and loading areas. (See Article 8) 	<ol style="list-style-type: none"> 1. Forestry or forest management activities. (See 420) 2. Agri-businesses, incl. sale of agricultural or farm-related products or equipment. 3. Agricultural roadside stands. (See 413) 4. Veterinary clinics or animal hospitals. 5. Public kennels, stables, or riding academies. 6. Conversion apartments. (See 404) 7. Two-family dwellings, i.e. duplexes. (See 402) 8. Group homes. (See 408) 9. Day care nurseries or day care centers. (See 410) 10. Bed & breakfast establishments. (See 411) 11. Seasonal dwellings. (See 411) 12. Communications antennas, towers, and/or equipment buildings. (See 427) 	<ol style="list-style-type: none"> 1. Concentrated animal feeding operations. (See 412B) 2. Forest product processing activities, such as lumber yards or sawmills. (See 421) 3. Multi-family dwellings. (See 405) 4. Mobile home parks. (See 407) 5. Residential cluster developments. (See 430) 6. Public or private schools. 7. Public, semi-public, or private recreational facilities. (See 417) 8. Public utility installations.

Continued on next page

AR = AGRICULTURAL RESIDENTIAL DISTRICT

Lot, Yard, and Open Space Requirements

**Minimum Lot Requirements
(See Section 501)**

1. Minimum Lot Area Per Principal Structure or Use
 - a. Residential Uses
 - 1) Single-Family Detached Dwellings and Other Principal Uses: 2 acres per dwelling unit or use, except as provided below.
 - 2) Multi-Family Dwellings: 2 acres + 1,500 sq. ft. per dwelling unit.
 - 3) Mobile Home Parks: 10 acres.
 - 4) Residential Cluster Developments: 25 acres. (See 430)
 - 5) Seasonal Dwellings: 5 acres.
 - b. Non-Residential Uses
 - 1) Agricultural and Other Non-Residential Uses: 10 acres per use, except as provided below.
 - 2) Recreational Facilities: 5 acres.
 - c. All lots must meet the requirements of the PA Sewage Facilities Act and all other state or local sewage regulations.
2. Minimum Lot Width (measured at the building setback line): 200 feet
3. Maximum Building Coverage: 25%

**Minimum Yard Requirements
(See Section 502)**

1. Front Yard
 - a. Structures: 50 feet from road centerline or 25 feet from edge of road right-of-way, whichever is greater.
 - b. Non-Residential Parking Areas: 15 ft. from edge of right-of-way.
2. Side Yards
 - a. Principal Structures: 25 feet each side.
 - b. Accessory Structures: 15 feet each side.
3. Rear Yard
 - a. Principal Structures: 75 feet.
 - b. Accessory Structures: 15 feet.
 - c. Non-Residential Parking Areas: 10 ft.

**Maximum Height Requirements
(See Section 503)**

1. Principal and Accessory Structures: 35 feet.
2. Agricultural Structures: See Section 503B

Legal Description

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LYCOMING COUNTY
VERIFIED / ASSIGNED UPI
13-337-165.E

 COPY

Instrument 201100002640 OR book Page 7209 288

File No. 37028MJC

Parcel ID No. 13-337-165.E

This Indenture, made the 16th day of FEB, 2011,

Between

DONALD W. SHEETS AND LINDA L. SHEETS, HUSBAND AND WIFE, of the County of Lycoming and Commonwealth of Pennsylvania, the parties of the first part, GRANTORS,

AND

DONALD W. SHEETS AND LINDA L. SHEETS, HUSBAND AND WIFE, of the County of Lycoming and Commonwealth of Pennsylvania, the parties of the second part, GRANTEEES.

Witnesseth, that the said Grantors for and in consideration of the sum of One Dollar 00/100 (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns:

PARCEL NO. 1:

ALL that certain piece, parcel and lot of land situate in the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

COMMENCING at the intersection of L.R. 41101 and T.R. 573; thence easterly along the center of said T.R. 573 to a spike in the center of said Township Road; thence north twelve (12) degrees forty-five (45) minutes east a distance of one hundred thirty and twenty-seven hundredths (130.27) feet; thence north twenty-four (24) degrees twenty-five (25) minutes west a distance of two hundred sixty-four and six tenths (264.6) feet to the place of beginning; thence north twenty-seven (27) degrees twenty-six (26) minutes east along the lands now or formerly of prior Grantor a distance of six hundred seven and seventy-seven hundredths (607.77) feet to an iron pin set in a stone row; thence south sixty-nine (69) degrees twenty-one (21) minutes east along the lands now or formerly of S. G. Mucklow a distance of two hundred sixty-eight and fifty-five hundredths (268.55) feet to a wood stake with a nail (very near to an existing iron pin); thence south six (06) degrees west along the lands now or formerly of Walter Gavitt a distance of four hundred seventy-six and thirty-four hundredths (476.34) feet to an iron pin set in the center of a stone row; thence along land now or formerly of Donald W. Sheets, the following two (2) courses: (1) north eighty-nine (89) degrees forty-nine (49) minutes thirty (30) seconds west a distance of two hundred twenty-seven and two tenths (227.2) feet to an iron pin set in the center of a stone row; (2) north eighty-three (83) degrees thirty-eight (38) minutes forty-five (45) seconds west a distance of two hundred fifty-five and eighty-eight hundredths (255.88) feet to an old wheel axle set in the center of the aforesaid stone row, and at the place of beginning. Containing 4.567 acres.

BEING the same premises granted and conveyed unto DONALD W. SHEETS by Deed of AMIE E. SHEETS, single, dated August 12, 1978 and recorded October 3, 1978 in Lycoming County Deed Book 879, page 271.

PARCEL NO. 2:

ALL that certain piece, parcel and lot of land situate in the Township of Franklin, County of Lycoming and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to-wit:

T _____, a la mode, etc.

Legal Description

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Lender/Client	Linda L. Sheets				

Instrument 201100002640 OR Book Page 7209 289

BEGINNING at a spike in the center of T.R. 573 east of the intersection of L.R. 41101 and T.R. 573; thence south seventy-eight (78) degrees thirty-five (35) minutes east two hundred sixty-two and fifty-nine hundredths (262.59) feet to a point in the center of said road; thence south eighty-one (81) degrees forty-five (45) minutes east along said center line one hundred one and thirty-three hundredths (101.33) feet to a spike; thence north six (06) degrees east along the land now or formerly of Walter Gavitt four hundred nine and four tenths (409.4) feet to a steel pin in the center of a stone row; thence continuing north six (06) degrees east four hundred seventy-six and thirty-four hundredths (476.34) feet to a wood stake; thence north sixty-nine (69) degrees twenty-one (21) minutes west along the land now or formerly of S. G. Mucklow two hundred sixty-eight and fifty-five hundredths (268.55) feet to an iron pin; thence south twenty-seven (27) degrees twenty-six (26) minutes west six hundred seven and seventy-seven hundredths (607.77) feet along land now or formerly of Arnie B. Sheets to a point in a stone row; thence south twenty-four (24) degrees twenty-five (25) minutes east two hundred sixty-four and six tenths (264.6) feet to a point; thence south twelve (12) degrees forty-five (45) minutes west one hundred thirty and twenty-seven hundredths (130.27) feet to the point of beginning.

BEING the same premises conveyed unto DONALD W. SHEETS by Deed of DONALD W. SHEETS, dated August 12, 1978 and recorded October 3, 1978, in the Office of the Recorder of Deeds in and for Lycoming County in Deed Book 879, page 273.

The parties to this conveyance are husband and wife and by virtue of that fact, this conveyance is not subject to the Realty Transfer Tax Act of March 1971, PL 6, No. 2§1101-C, as amended 72 P.S. §8101-C.3(6).

For identification purposes only, being known as Tax Parcel No. 13-337-165.E on the maps in the Office of the Lycoming County Tax Assessor.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Specially Warrant and Forever Defend the property herein conveyed.

Tax Assessment Data



Lycoming County Assessor
48 West Third Street
Williamsport PA 17701
Phone: (570) 327-2301
Fax: (570) 327-2309

<http://lycomingpa.devnetwedge.com/>

Information for Parcel 13+,337.0-0165.E+-000+, Tax Year 2017

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Property Information

Tax Year 2017	UPI Number 13-337-165.E
Site Address 169 PLEASANT VIEW RD	Property Class RS-Seasonal-Used < 50% Of Ye
Tax Code 1301 - 1301 Franklin	School District SD06 - EAST LYCOMING SCHOOL DIST
Owner Name and Address SHEETS DONALD W & LINDA L 25 CLEES CIR MONTROUSVILLE, PA 17754	Mailing Name and Address SHEETS DONALD W & LINDA L 25 CLEES CIR MONTROUSVILLE, PA 17754

Assessments

Annual Billing	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	21,300	12,750	34,050	0	0	0
Exempt	0	0	0	0	0	0
Total	21,300	12,750	34,050	0	0	0

Note: Preferential Assessment values indicate that the property is enrolled in Clean & Green

Homestead/Farmstead Exclusion

Type	Status	Land Amount	Building Amount	Exemption Amount	Farmstead?	Farmstead Value
Homestead/Farmstead	Denied/Not Applicable	21,300	12,750	34,050	No	0

Clean and Green Application Status

Sales History

Year	Book - Page	Sale Date	Sold To	Sold By	Price
2011	7209 - 288	02/18/2011	SHEETS, DONALD W & LINDA L	SHEETS, DONALD W	\$1
1900	0648 - 0218	01/01/1900	SHEETS, DONALD W		\$0

Market Land Valuation

Property Type	Description	Land Type	Width	Depth	Sq. Ft.	Calc. Acres
RES - Residential	Primary Site Acre	SiteAcre - Site Acre (Acreage)	0	0	0	1.00
RES - Residential	Residual	W - Wooded	0	0	0	2.00
RES - Residential	Residual	N - Non-Tillable	0	0	0	5.00

1 1/2 Story Finished (Structure 1 of 1)

Property Type	Description	Style	Quality	Living Area (sq. ft.)	Year Built	Age
RES - Residential	1 1/2 Story Finished	1 1/2 Story Finished		400	1976	
ROOMS						
Bed Rooms			1	Full Bath		
Half Bath						
Base Cost (Sq.Ft.)						
Base Cost			400.00			
Composition Shingle (Sq.Ft.)						
Composition Shingle			400.00			
Gravity Furnace (Sq.Ft.)						
Gravity Furnace			400.00			
Slab on Grade (Sq.Ft.)						
Slab on Grade			400.00			
Physical + Functional Deprecia (Percent)						
Physical + Functional Depreciation			33.00			
Enclosed Porch, Solid Walls (Units)						
Enclosed Porch, Solid Walls			48.00			

Property Characteristics

Utilities	Streets/Roads	Topography	Fronting Traffic	Setback
Wtr: None/Swr: Unknown	Paved	Level / Open No Trees		
Wtr: None/Swr: Unknown	Paved	Level / Open No Trees		

Images