

Legal Description

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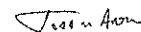
THIS INDENTURE made the 28th day of June in the year of our Lord two thousand four (2004).

BETWEEN LLOYD M. RAIFSNIDER, III and TIMOTHY D. MOYER, (hereinafter called the Grantors), of the one part, and , **TIMOTHY D. MOYER,** of 651 Sunneytown Pike, Harleysville, Commonwealth of Pennsylvania (hereinafter called the Grantee), of the other part,

WITNESSETH that the said Grantors for and in consideration of the sum of **ONE HUNDRED FIFTY-SIX THOUSAND TWO HUNDRED DOLLARS (\$156,200.00)**, lawful money of the United States of America, unto them well and truly paid by the said Grantee, 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 Grantee, his heirs and assigns.

ALL THAT CERTAIN piece, parcel or lot of land situate in the Township of McNett, County of Lycoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of State Highway Route No. 1015, said point being the Northeast corner of the United Evangelical Church, thence along the center of said Road South eighty-two degrees thirty-seven minutes twenty-six seconds East six hundred fifty-three and fifty-three one-hundredths feet to a point in the center of said road, said point being on the Westerly line of the former S. & N.Y. Railroad Grade, now owned by Lawrence Baumunk; thence along said line the following seven (7) courses: 1) Southerly on a curve to the left thirty-eight and ninety-eight one-hundredths feet to a point (R=511.3 feet); 2) South thirty degrees twenty-three minutes thirty-nine seconds East one hundred thirty-seven and eight one-tenths feet to a point; 3) Southerly on a curve to the right six hundred thirty-six and six one-tenths feet to a point (R=686.6 feet); 4) South twenty-one degrees fifty-four minutes twenty-one seconds West three hundred sixty-one and five one-tenths feet to a point; 5) Southerly on a curve to the right five hundred eleven and one one-tenths feet to a point (R=543.7 feet); 6) South seventy-five degrees fifty-two minutes twenty-one seconds West one hundred ninety and four one-tenths feet to a point; 7) Southerly on a curve to the left four hundred forty-two feet to a point (R=2895 feet) in the line of the lands of Stanley Morgan; thence



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along the line of lands of Stanley Morgan North seven degrees fifty-one minutes fifty-three seconds East one thousand six hundred six and thirty-six one-hundredths feet to an iron pin for a corner, said corner being the Southwest corner of the United Evangelical Church; thence along said Church lot the following two (2) courses: 1) South eighty-two degrees thirty-seven minutes twenty-six seconds East ninety-five and no one-tenths feet to an iron pin for a corner; 2) North seven degrees fifty-one minutes fifty-three seconds East one hundred nine and two one-tenths feet passing through an iron pin at the edge of the aforesaid road and to the point and place of beginning.

BEING PARCEL NUMBER 133.0-0114.00-0000.

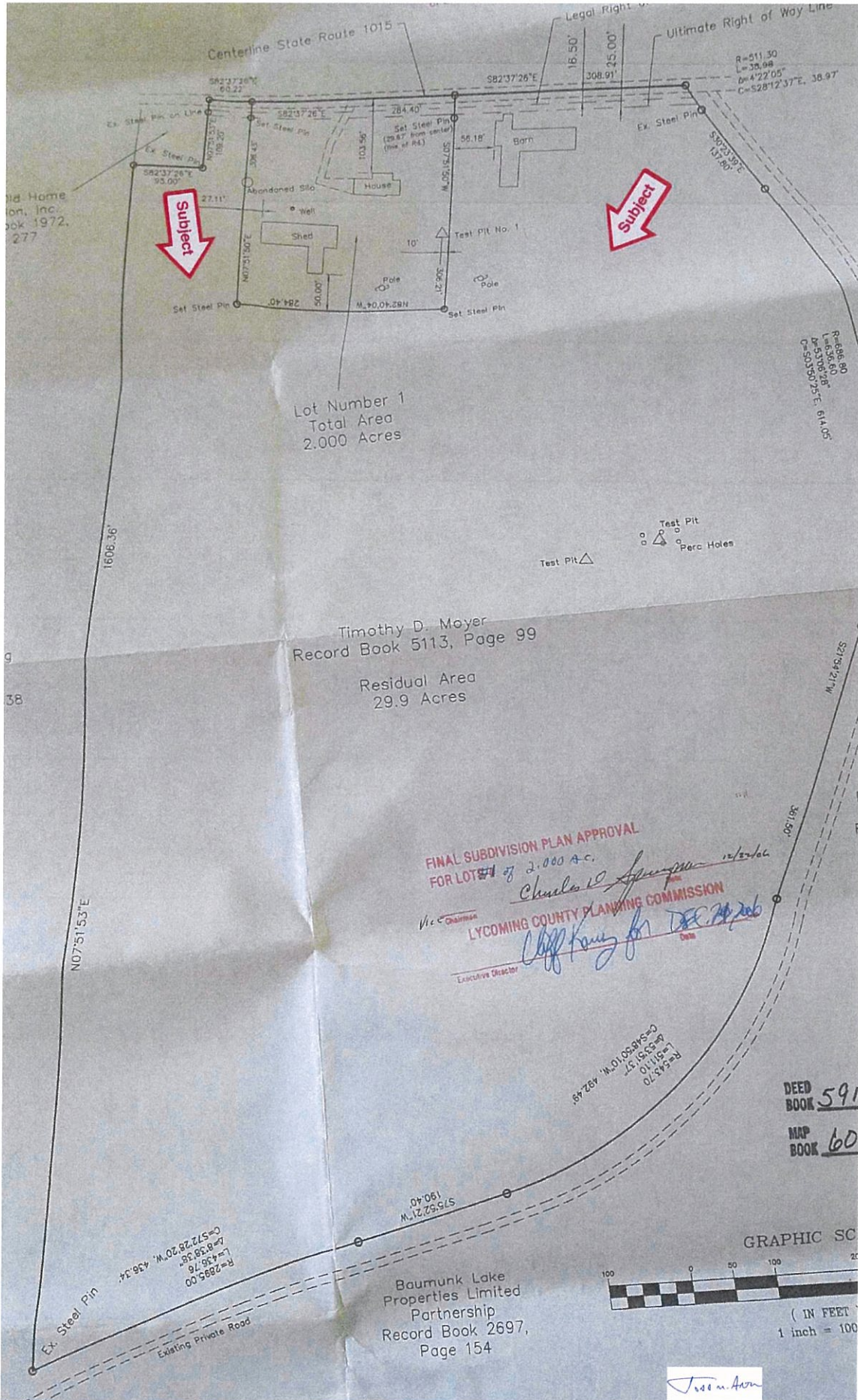
BEING the same premises which Angela Gochnauer, now known as Angela Gochnauer Fry and Theodore A. Fry, wife and husband, by deed dated December 10, 1999 and recorded in the Office for the Recording of Deeds in and for the County of Lycoming at Williamsport, Pennsylvania in Deed Book 3455, page 122, granted and conveyed unto Lloyd M. Raifsnider, III and Timothy D. Moyer, their heirs and assigns, in fee.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of 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 hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

AND the said Grantor, for themselves, their heirs, successors, executors and administrators do covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents that they, the said Grantors, their heirs, successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the said Grantors, their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same of any part thereof, by, from or under him, her, them, or any of them, shall and will **BY THESE PRESENTS WARRANT** and forever **DEFEND**.

Survey/Subdivision Map



Subdivision Approval Letter - 2007

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MEMBERS:

W.E. Toner Hollick, Chairman
 Charles D. Springman, Vice-Chairman
 Joseph H. Neyhart, Secretary
 Richard C. Haas, Treasurer
 Ann S. Pepperman, Esq.
 George A. Durrwachter, DMD
 Robert E. Bauder, P.E.
 Roger D. Jarrett
 Robert E. Waltz



LYCOMING COUNTY PLANNING COMMISSION
 Executive Plaza
 330 Pine Street
 Williamsport, Pennsylvania 17701

Jerry S. Walls, AICP, Executive Director

Charles F. Greevy III, Solicitor

Voice: (570) 320-2130
 Fax: (570) 320-2135
 e-mail: lycoplant@lyco.org

Mailing Address:
 43 West Third Street
 Williamsport Pennsylvania 17701

January 10, 2007

Timothy D. Moyer
 651 Sumneytown Pike
 Harleysville, PA 19438

RE: Parcel #30-133-114
 Plan Dated: 10/24/04
 Revised: 4/10/06

Dear Mr. Moyer,

On December 22, 2006, the Vice-Chairman of the Lycoming County Planning Commission (LCPC) signed the final plan approval of your single-lot subdivision located in Mifflin Township. The plan proposes Lot #1 containing 2.000 acres. Your residual acreage is 29.9 acres.

Lot #1 has been approved with an existing house, abandoned silo, collapsing shed, well and septic system. Copies of the passing perc results for the residual parcel are on file in our office. Lot #1 has an existing driveway. The residual can be accessed along the state road, S.R.1015 with a PennDOT Highway Occupancy Permit prior to driveway construction. It appears that sight distance for a driveway to the residual can be gained in areas around the barn.

Your approved plans are enclosed. **Please note that the approved plan and this approval letter must be recorded on or before March 22, 2007 in the County Register and Recorders Office.** Failure to record these documents in the specified time period will nullify the approval granted.

If you have any questions, please contact me at (570) 320-2137.

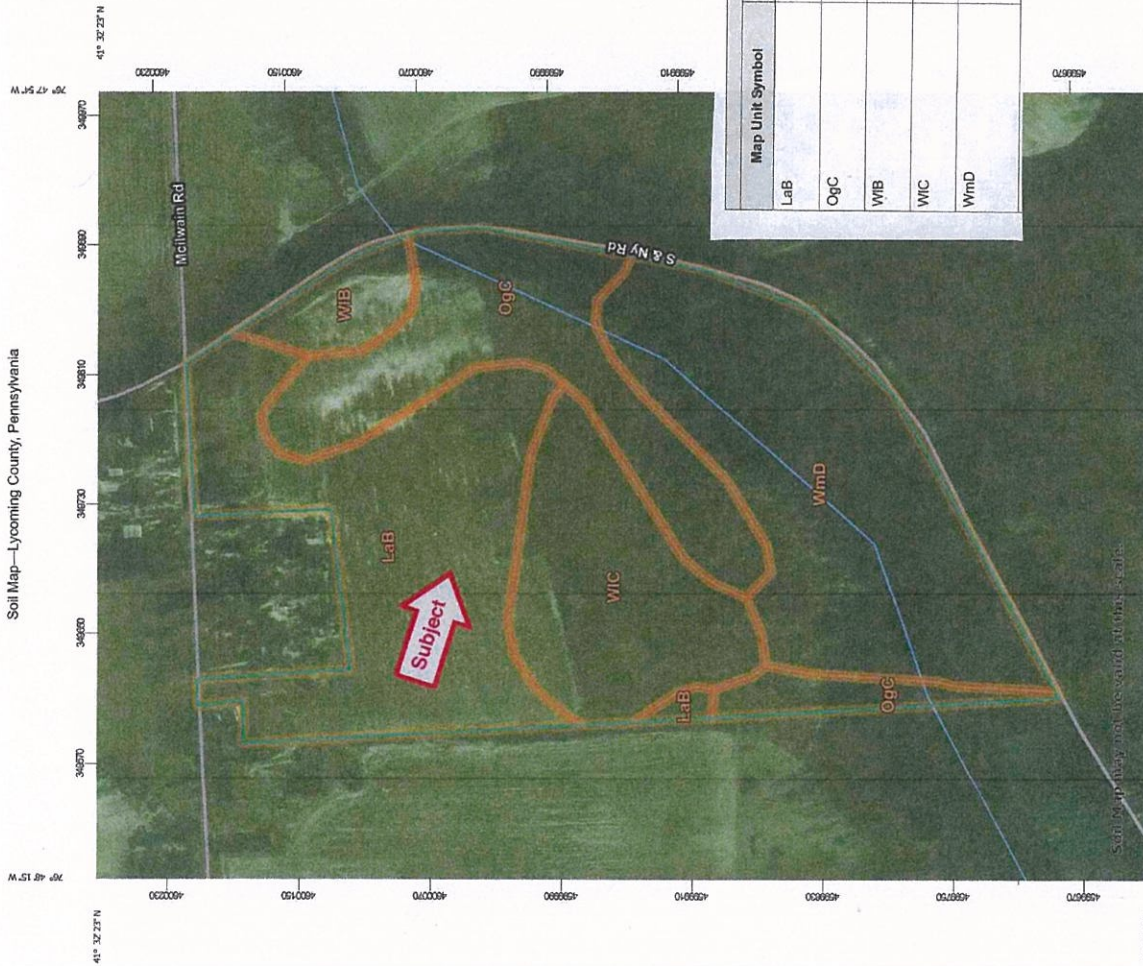
Sincerely,


 Joshua A. Billings

Subdivision & Land Development Administrator

cc: James Kitchen, Secretary, McNett Township Supervisors
 Fred Pfeiffer, Zoning Administrator

Soils Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LaB	Lackawanna channery silt loam, 3 to 8 percent slopes	8.5	28.9%
OgC	Oguga channery loam, 8 to 15 percent slopes	6.3	21.4%
WIB	Wellsboro channery silt loam, 3 to 8 percent slopes	1.1	3.7%
WIC	Wellsboro channery silt loam, 8 to 15 percent slopes	4.6	15.6%
WmD	Wellsboro channery silt loam, 8 to 25 percent slopes, extremely stony	8.9	30.2%

Zoning Map

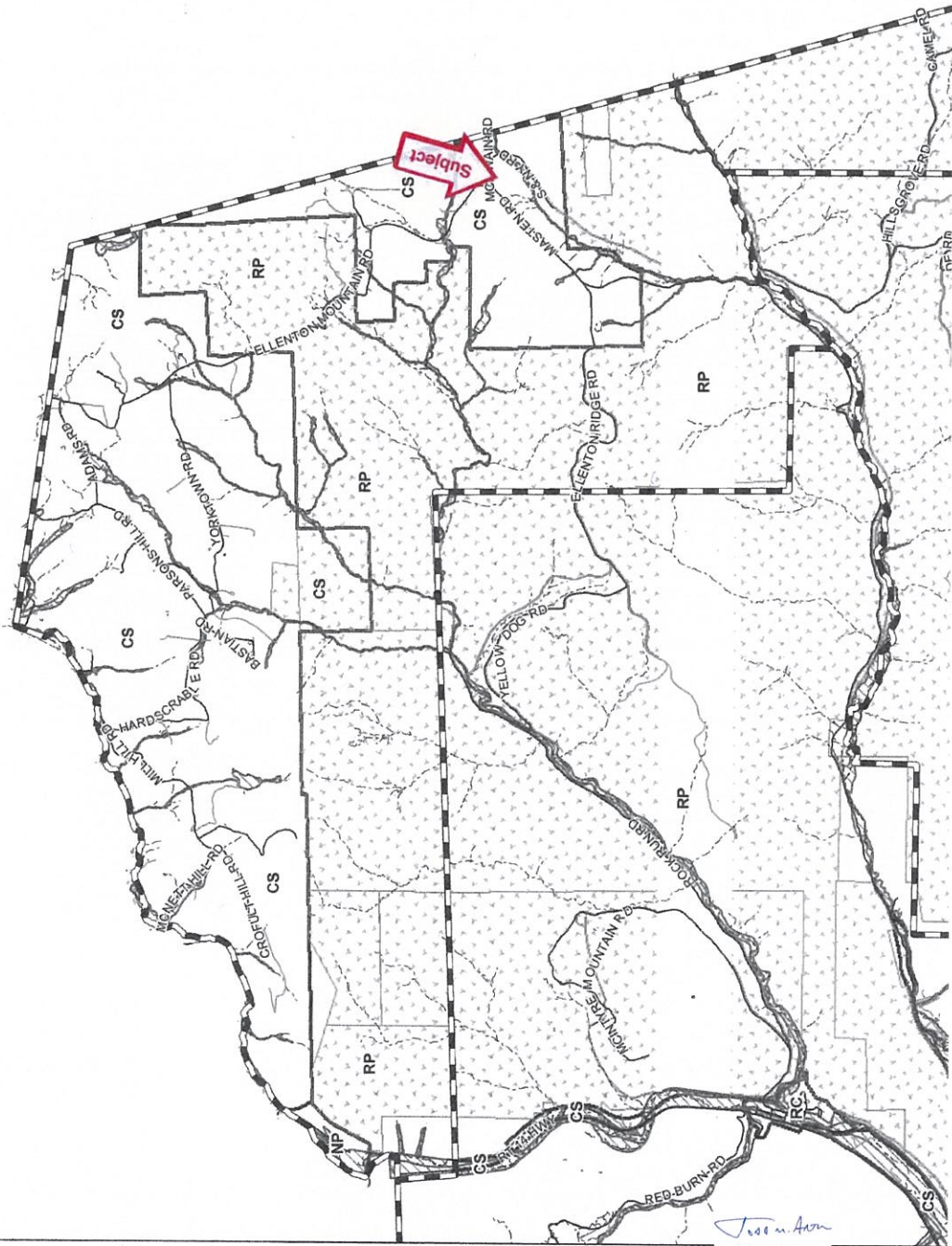
McNett Township Zoning Lycoming County, PA



Legend

- CS -- Countryside District
- NP -- Neighborhood Preservation
- RP -- Resource Protection District
- Municipal Boundary
- Zoning District Boundary
- Roads
- Private Roads

Note: Zoning map provides electronic illustration of adopted map on reverse.



Zoning Details for Countryside (CS) District

Lycoming County Zoning Ordinance

TABLE 4110A

**Conventional Single-Family Dwellings
for AG, RP, and CS Districts**

Zoning District	Number of Dwellings Permitted	Size of Tract as of March 1, 1992*
Agricultural (AG)	1	1 - 4.99 acres
	2	5 - 14.99
	3	15 - 29.99
	4	30 - 59.99
	5	60 - 89.99
	6	90 - 119.99
	7	120 - 149.99
	8 dwellings plus 1 for each additional 30 acres	>150
Resource Protection (RP)	1	1 - 4.99 acres
	2	5 - 14.99
	3	15 - 29.99
	4	30 - 49.99
	5	50 - 69.99
	6	70 - 89.99
	7	90 - 109.99
	8 dwellings plus 1 for each additional 20 acres	>110
Countryside (CS)	1	1 - 2.99 acres
	2	3 - 6.99
	3	7 - 11.99
	4	12 - 17.99
	5	18 - 24.99
	6	25 - 31.99
	7	32 - 38.99
	8	39 - 46.99
	9	47 - 54.99
	10	55 - 62.99
	11	63 - 71.99
	12	72 - 80.99
	13	81 - 89.99
	14	90 - 99.99
	15 dwellings plus one for each additional 10 acres	>100

* Effective Date of the Zoning Map and Amendments

Table 4110.A – Conventional Single Family Dwellings for AG, RP, and CS Districts

Zoning Details - Permitted Uses for Countryside (CS) District

Lycoming County Zoning Ordinance

SECTION 3120 PERMITTED USES
Table 3120 - Permitted Uses

Table 3120
Permitted Uses
Zoning District*

General Use	Rural		Suburban			Urban		Preservation		
	AG	RP	CS	RC	E	SE	SM		CR	I
Agricultural (Section 3210, Pg 14)										
A. Agricultural	P	P	P	S	P	S	S	P	P	S
B. Clearing	P	P	P	S	P	P	P	P	P	P
C. Kennels	P	P	P	S	P	P	P	P	P	P
D. Stables (Commercial)	P	P	P	N	P	N	N	N	N	N
Residential (Sect. 3220, Pg 16)										
A. Single-Family Dwelling	P	P	P	P	P	P	P	P	P	P
B. Two-Family Dwelling	P	P	P	P	P	P	P	P	P	P
C. Mobile Home: Double-Wide Single-Wide	P	P	P	P	P	P	P	P	P	P**
D. Conversion Apartment	P	P	P	S	P	S	S	N	N	N
E. Cluster Development	P	P	P	P	P	P	P	P	P	P
F. Multi-Family	S	N	P	P	P	P	P	S	N	N
G. Mobile Home Park	S	N	P	P	P	P	P	S	N	N
H. Commercial Apartment	N	N	N	P	N	P	P	N	N	N
I. Retirement	N	N	N	N	N	P	N	N	N	N
J. Family Care Unit	S	S	S	S	S	S	S	S	S	S
Institutional (Sect. 3230, Pg 23)										
A. Outdoor Recreation	P	P	P	P	P	P	P	P	P	S
B. Institutions	S	N	S	P	S	S	P	P	P	S
C. Public Service	S	S	S	P	P	P	P	P	P	S
C.1 Wind Energy Facility	P	P	P	P	P	P	P	P	P	P
D. Group Homes	P	P	P	P	P	P	P	P	P	P
E. Institutional Residential	S	N	S	S	S	S	S	S	S	S
F. Day Care Center	P	N	P	P	S	S	S	P	P	S
G. Correctional Institute	N	S	S	P	S	S	N	P	S	N

* AG Agricultural
RP** Resource Protection
CS Countryside
RC Rural Center
E Estate
SE Suburban Estate
SM Suburban Mixed Use
CR Regional Commercial
I Industrial
NP Neighborhood Preservation

Lycoming County Zoning Ordinance

TABLE 3120
Permitted Uses (continued)

General Use	Rural		Suburban			Urban			
	AG	RP	CS	RC	E	SE	SM	CR	I
Commercial (Section 3240, Pg. 39)									
A. Office	N	N	N	P	N	N	P	P	P
B. Services	N	N	N	S	N	N	P	P	P
C. Standard Restaurant	N	N	N	S	N	N	P	P	P
D. Fast Food Restaurant	N	N	N	S	N	N	P	P	P
E. Tavern	N	N	N	S	N	N	P	P	P
F. Retail	N	N	N	S	N	N	P	P	P
G. Retail/Service	N	N	N	S	N	N	P	P	P
H. Shopping Center	N	N	N	S	N	N	P	P	P
I. Commercial Lodging	N	N	N	S	N	N	P	P	P
J. Country Inn	N	N	N	S	N	N	P	P	P
K. Home Occupations	N	N	N	S	N	N	P	P	P
L. Home Businesses	N	N	N	S	N	N	P	P	P
M. Campgrounds	N	N	N	S	N	N	P	P	P
N. Commercial Recreation	N	N	N	S	N	N	P	P	P
O. Commercial Amusement	N	N	N	S	N	N	P	P	P
P. Adult Entertainment	N	N	N	S	N	N	P	P	P
Q. Communication Tower	N	N	N	S	N	N	P	P	P
R. Landing Areas	N	N	N	S	N	N	P	P	P
S. Airports	N	N	N	S	N	N	P	P	P
T. Ag Support	N	N	N	S	N	N	P	P	P
Industrial (Section 3250, Pg. 47)									
A. Ag Processing	S	N	S	Z	N	N	Z	N	N
B. Sawmills	S	N	S	Z	N	N	Z	N	N
C. Light Industry	S	N	S	Z	N	N	Z	N	N
C.1 Oil & Gas Staging Facility	S	N	S	Z	N	N	Z	N	N
C.2 Oil & Gas Compressor, Processing, Metering Facility	S	N	S	Z	N	N	Z	N	N
D. Heavy Industry	N	N	N	Z	N	N	Z	N	N
D.1 Oil & Gas Water Reuse Storage Facility	N	N	N	Z	N	N	Z	N	N
E. Storage Facility	N	N	N	Z	N	N	Z	N	N
F. Oil & Gas Development	N	N	N	Z	N	N	Z	N	N
F.1 Oil & Gas Development	N	N	N	Z	N	N	Z	N	N
F. Disposal	N	N	N	Z	N	N	Z	N	N
G. Junk Yards	N	N	N	Z	N	N	Z	N	N
Temporary Uses See Division 3300 (Pg. 62) See Division 3400 (Pg. 66)									
A. Temporary	N	N	N	Z	N	N	Z	N	N
B. Temporary	N	N	N	Z	N	N	Z	N	N
C. Temporary	N	N	N	Z	N	N	Z	N	N
D. Temporary	N	N	N	Z	N	N	Z	N	N
E. Temporary	N	N	N	Z	N	N	Z	N	N
F. Temporary	N	N	N	Z	N	N	Z	N	N
G. Temporary	N	N	N	Z	N	N	Z	N	N

P = Permitted by right in this district with a Zoning Permit
N = Not permitted in this district
S = Permitted in this District only with a Special Exception
a permitted use contingent upon additional criteria set forth in this Ordinance as per Division 10350 na
administratively determined by the County Zoning Hearing Board.
See Resource Protection
E Estate
SE Suburban Estate
SM Suburban Mixed Use
CR Regional Commercial
I Industrial
NP Neighborhood Preservation