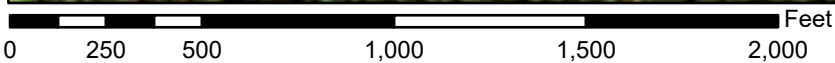


National Flood Hazard Layer FIRMMette



77°2'19"W 40°42'8"N



1:6,000

77°1'42"W 40°41'41"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/1/2024 at 8:37 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

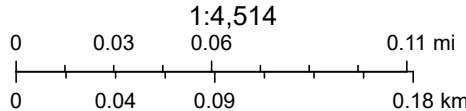
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Snyder County



May 1, 2024

- Parcels
- Hooks
- Current
- Streams
- Addresses
- Roads
- Minor Arterial
- Municipal Boundary



Maxar

1 field, 13 acres in Snyder County, PA

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

18.5

COUNTY AVG

33.8



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$257** in additional revenue.

ECONOMIC ATTRIBUTES

Snyder County is a high tax county.
This land is in a high livestock demand area.

PHYSICAL ATTRIBUTES

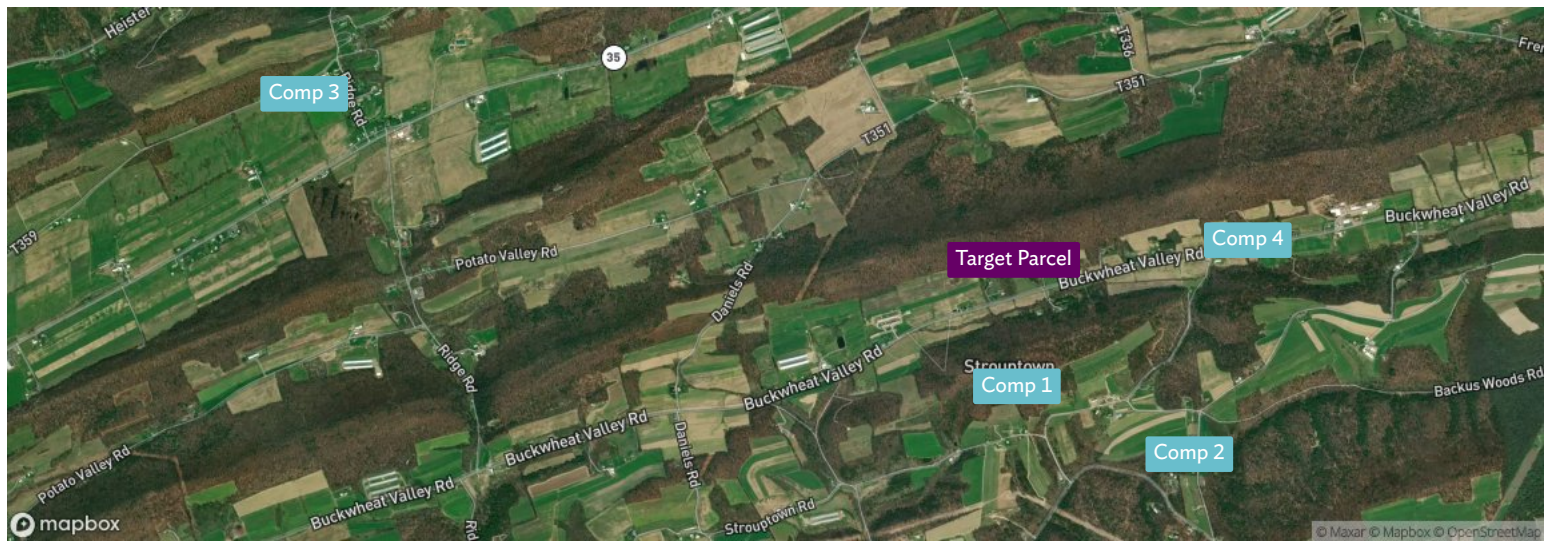
Annual Precipitation: 44.38 inches
Annual GDD: 2725



LAND USE

Land Use: Non-Cropland, Grass/Pasture

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
	all	13.44	40.69864 -77.03335	16.00%	68% Forest, 27% Grass/Pasture, 4% Non-Cropland	18.5	\$257	N/A

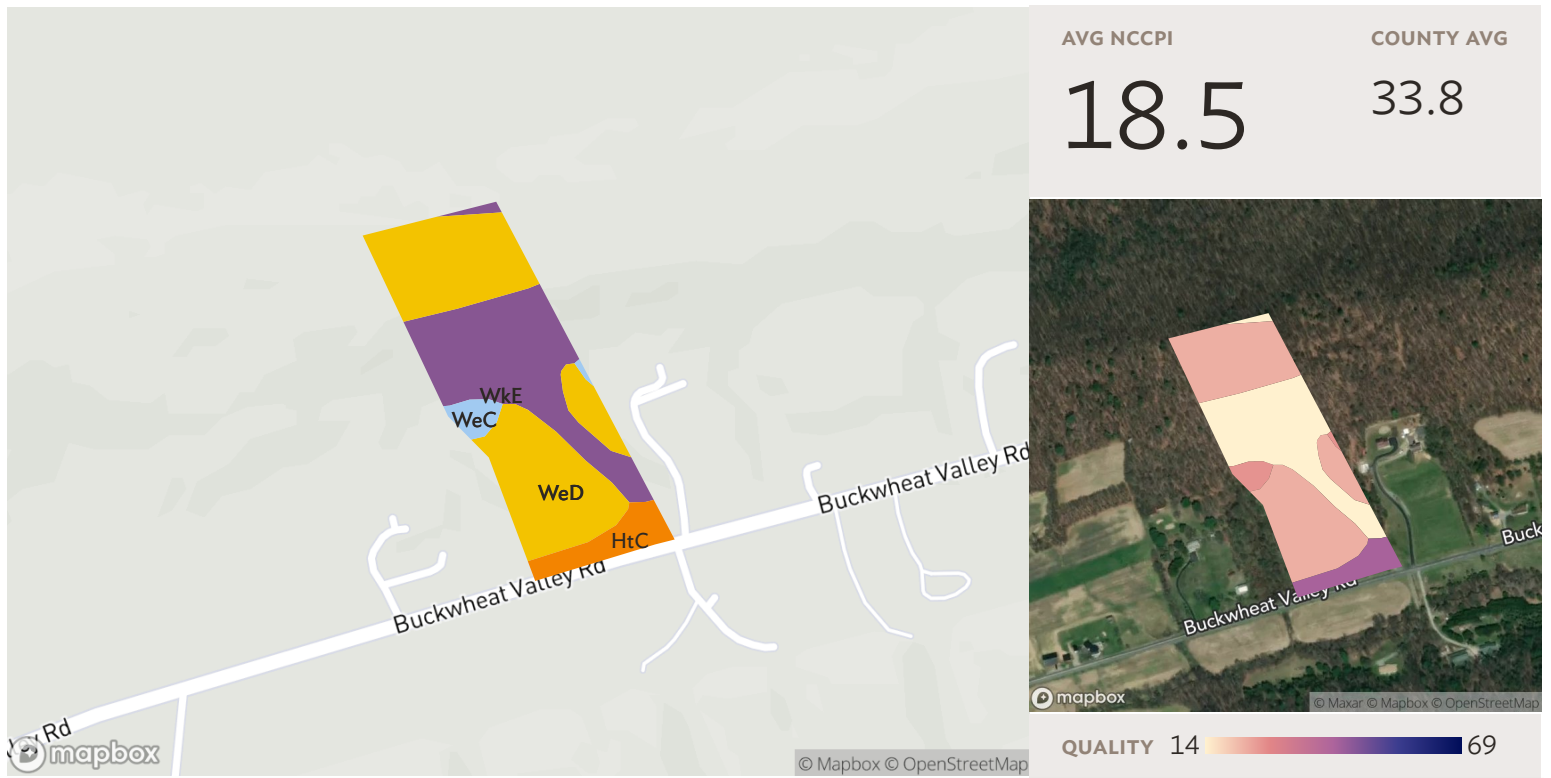
1 field, 13 acres in Snyder County, PA



	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Snyder, PA	Snyder, PA	Snyder, PA	Snyder, PA		Snyder, PA
SALE PRICE	\$130,000	\$194,000	\$239,500	\$270,000	\$171,327	
\$/AC. PRICE	\$14,081/ac.	\$114,478/ac.	\$151,559/ac.	\$113,181/ac.	\$55,967/ac.	
SALE DATE	03/08/24	12/20/23	02/28/24	12/08/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Cash Purchase	Mortgage	Cash Purchase	Cash Purchase		
DISTANCE (MI)	0.43	0.88	2.46	0.79	1.14	
ACRES	9.23	1.69	1.58	2.39	3.72	13.44
TOP CROP	None	Grass/Pasture	None	Grass/Pasture		Forest
NCCPI	22.6	45.8	33.5	19.4	25.9	18.5
\$/NCCPI	\$624	\$2,501	\$4,530	\$5,825	\$2,085	
TILLABLE %	0.0%	0.0%	0.0%	2.4%	0.4%	0.0%

* Estimated Price Per Acre from AcreValue model.

1 field, 13 acres in Snyder County, PA



All fields

Source: NRCS Soil Survey

13 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ WeD	Weikert channery silt loam, 15 to 25 percent slopes	7.23	53.8%	6	22.4
■ WkE	Weikert and Klinesville shaly silt loams, steep	4.72	35.1%	7	6.5
■ HtC	Hartleton channery silt loam, 8 to 15 percent slopes	1.06	7.9%	3	42.0
■ WeC	Weikert channery silt loam, 8 to 15 percent slopes	0.43	3.2%	4	26.0
					13.44
					18.5

1 field, 13 acres in Snyder County, PA



Legend

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - High flood risk
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - Moderate flood risk
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Areas with Reduced Flood Risk due to Levee Zone X
 - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

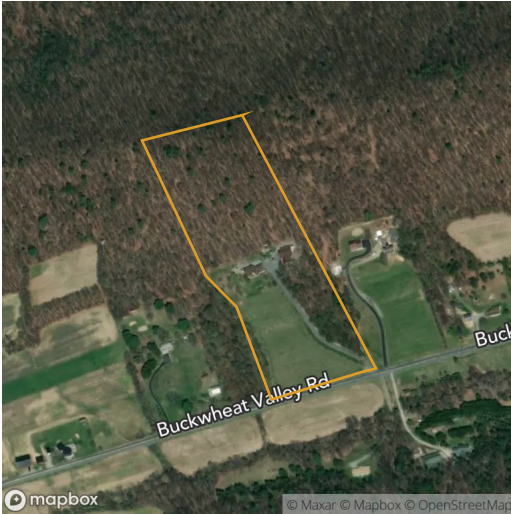
All fields

13 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	13.44	100.0%

13.44

1 field, 13 acres in Snyder County, PA



All fields

13 ac.



2022 2021 2020 2019 2018

■ Forest	68.4%	67.6%	76.5%	77.9%	78.0%
■ Grass/Pasture	27.3%	26.7%	20.8%	19.4%	19.7%
■ Non-Cropland	4.3%	5.8%	2.7%	2.7%	0.6%
■ Other	–	–	–	–	1.6%




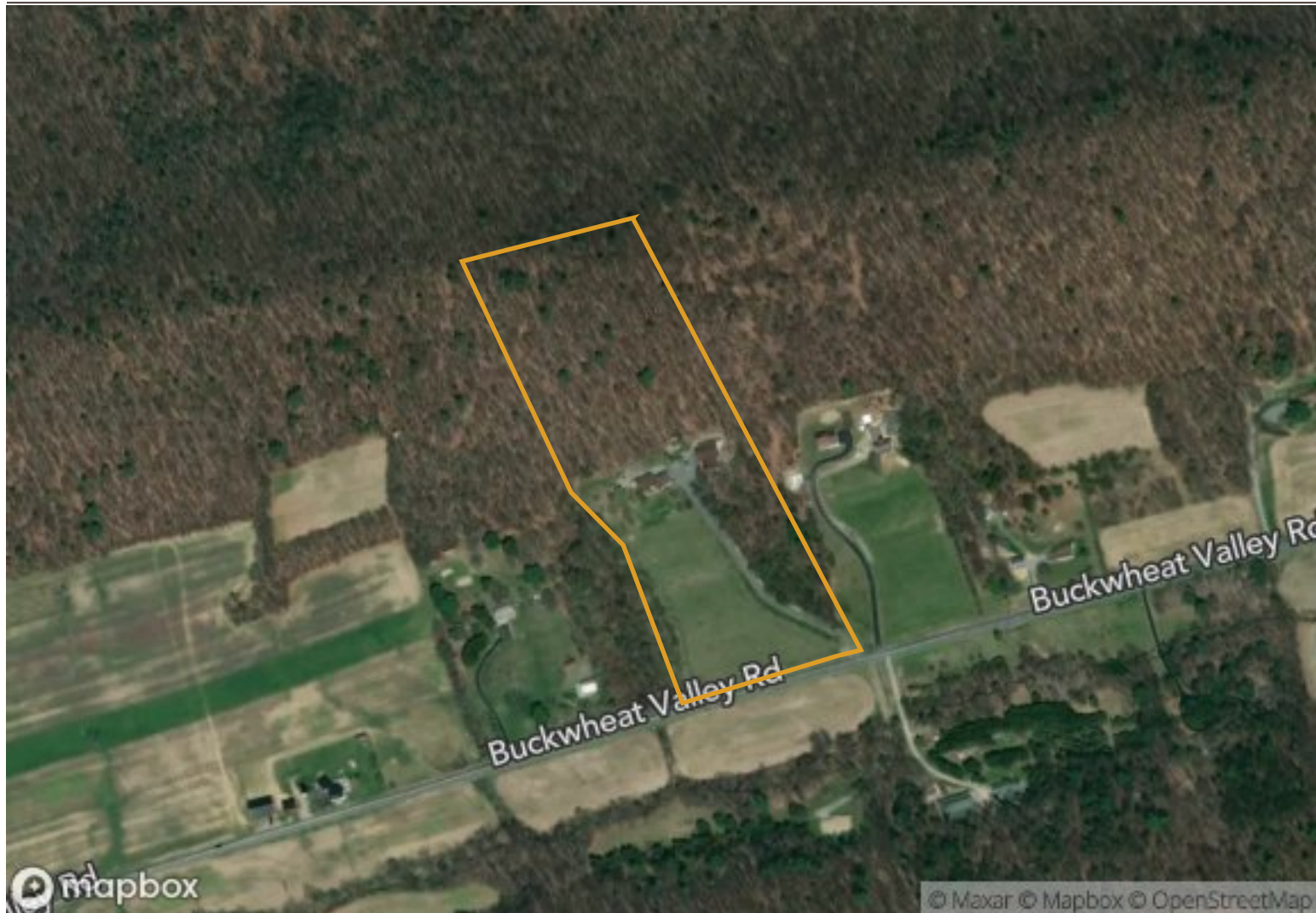
This crop rotation may be eligible for Carbon by Indigo - the following crops are currently supported: Barley, Dry beans/peas, Canola, Corn, Cotton, Flax, Oats, Peanuts, Rye, Sorghum, Soybeans, Sugar beets, Sunflowers, Triticale, and Wheat. [Click here to find out more about your qualification.](#)

Source: NASS Cropland Data Layer

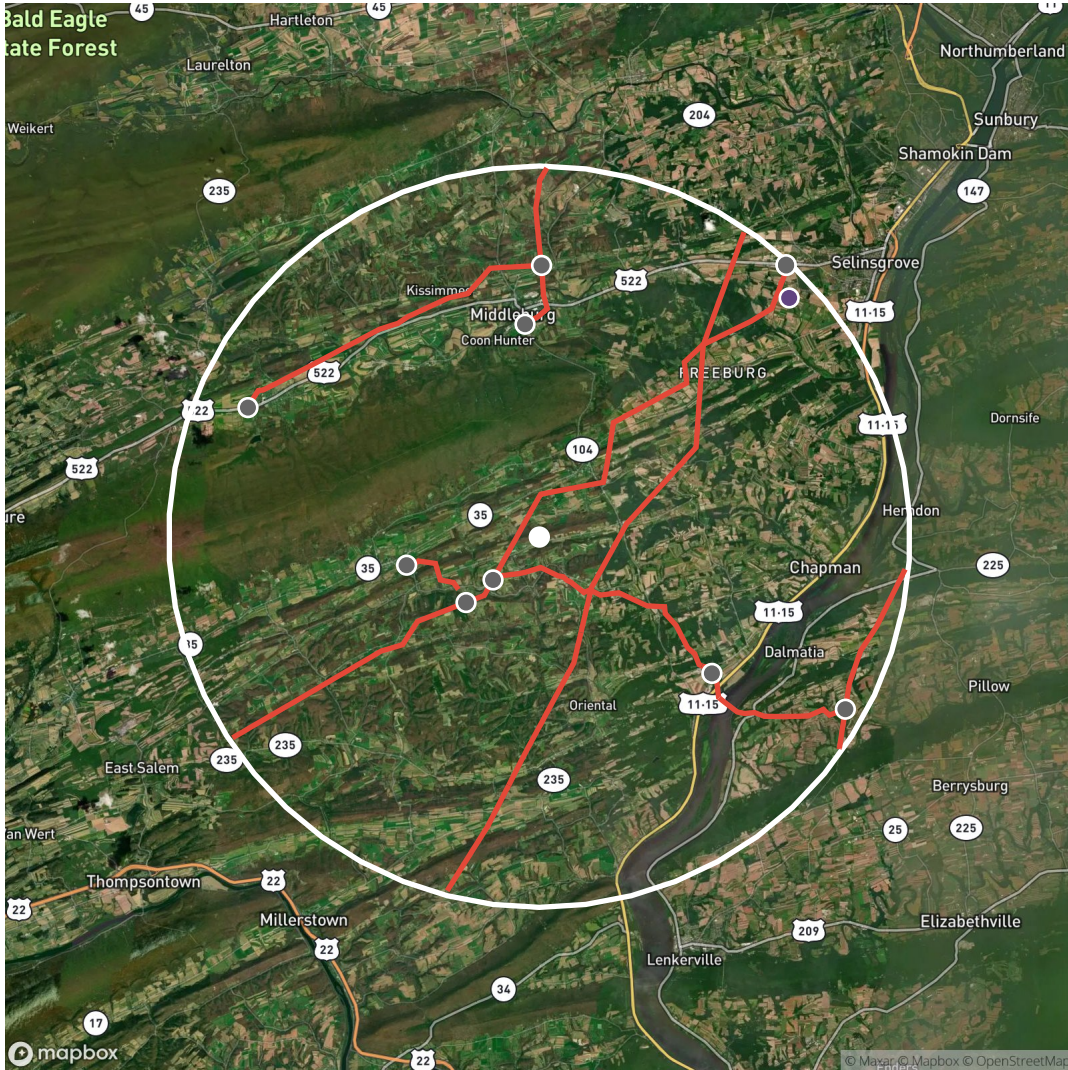
1 field, 13 acres in Snyder County, PA

Snyder County, PA

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	13.44	4,947.22	52,170.00	APN: 1404058	FREDERICK, STEVEN D (02/04/2022)	2158 BUCKWHEAT VALLEY RD, MT PLEASANT MILLS, PA 17853	Unknown



1 field, 13 acres in Snyder County, PA



Field 1 - 13.44 acres

Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	10	1.7
Solar Farm	1	9.33
Transmission Line	20	0.53

RECEIVED
 APR 13 1956
 REGISTER AND RECORDS
 SNYDER CO. PA.

#1847

(Name of Owner)
 WHO BEING DULY SWORN ACCORDING TO LAW SWORN AND SAID
 STATE THAT THE OWNERS AND/OR PARTIES OWNERS OF THE
 LAND HEREIN SET FORTH AND THAT THE SAME IS THE SAME
 AS RECORDED AS SUCH ACCORDING TO LAW.
 WITNESSE MY HAND THIS 13th DAY OF APRIL 1956

By Commission Expires

Notary Public or other Officer

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF

TOWNSHIP

THIS DAY OF 1956

(President)

APPROVED BY THE

COMMISSIONER OF

Chairman

APPROVED BY THE

Chairman

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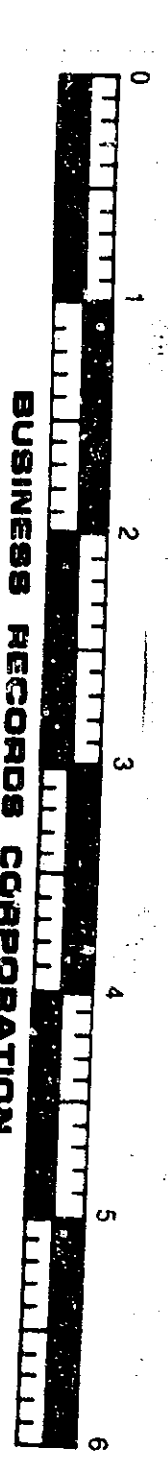
Chairman

APPROVED BY THE

Chairman

APPROVED BY THE

Chairman



FINAL PLAN APPROVAL GRANTED
 SNYDER COUNTY PLANNING COMMISSION
 Date: 4/13/56
 By: [Signature]
 Officer: [Signature]

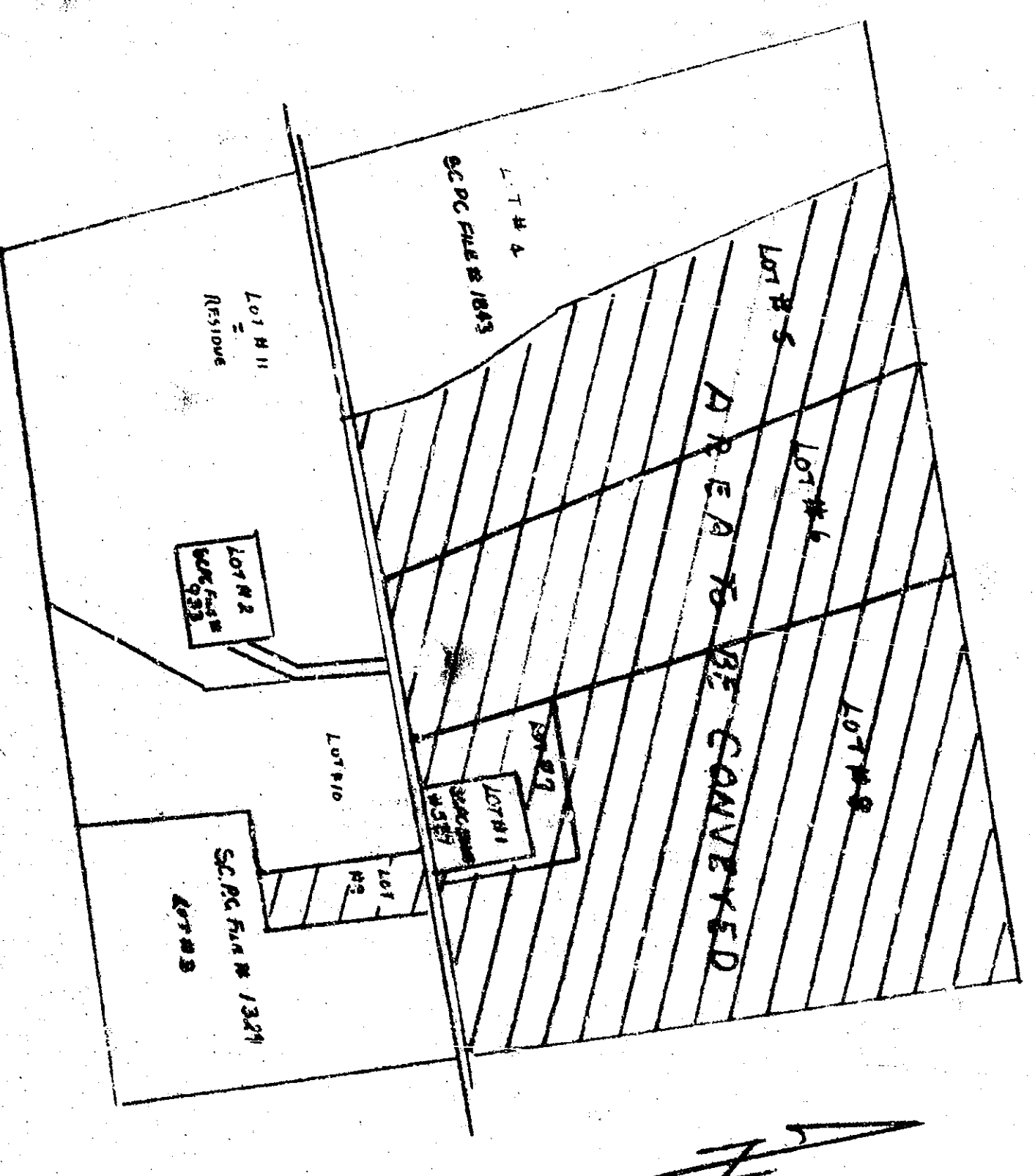
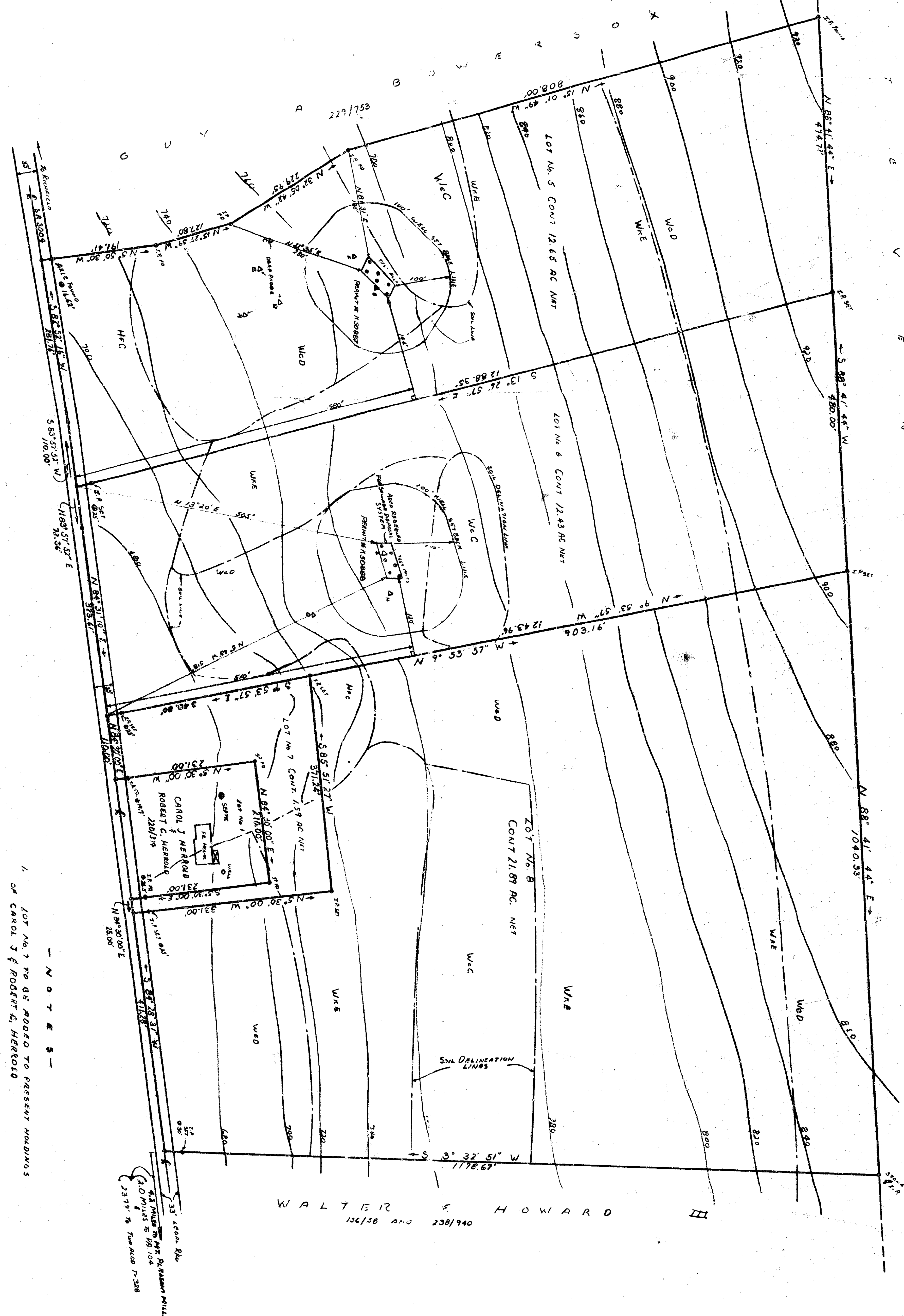
ROBERT C & ZENA J MATHEWS

PERRY TOWNSHIP SNYDER COUNTY
 PENNSYLVANIA

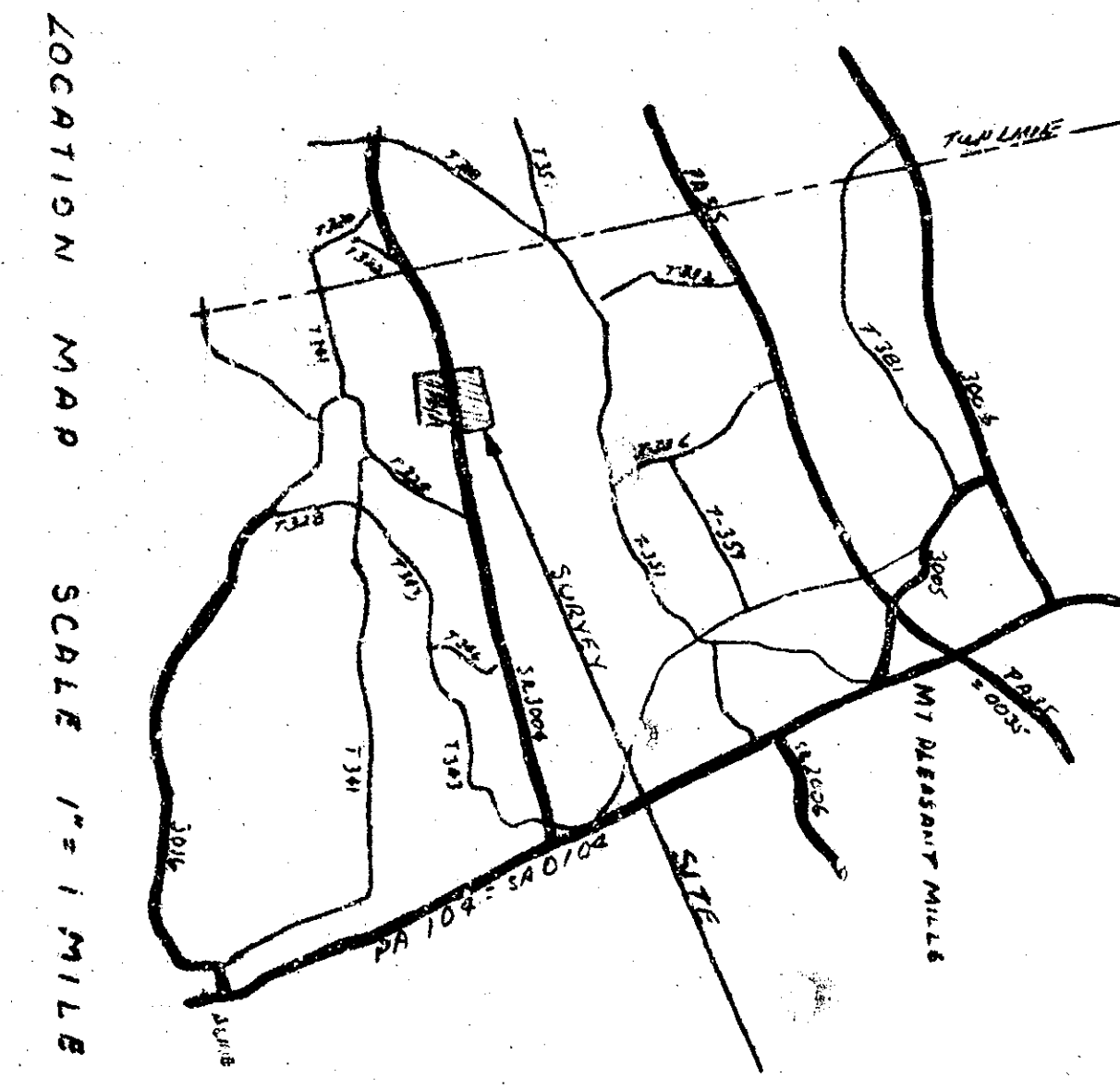
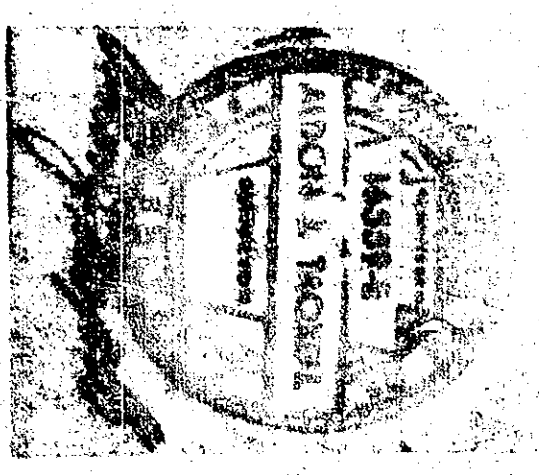
AREAS AS NOTED SCALE 1 INCH = 100 FEET
 SURVEYED AUGUST 11, 1950 A. J. TROXELL, P.L.S.
 431 BUFFALO ROAD, LEVISTOWN, PA.

Page 1 of 2 PLAN No. W/24-5

- NOTES -
1. LOT NO. 7 TO BE ADDED TO PRESENT HOLDINGS OF CAROL J & ROBERT E. HEROLD
 2. LOT NO. 8 TO BE ADDED TO PRESENT HOLDINGS OF WALTER F. HOWARD III
 3. BUILDING SETBACK 50' FROM R. OR SR 3004
 4. CONTIGUOUS FROM SNYDER COUNTY SOIL SURVEY 1899 W20
 5. LOT NO. 9 TO BE ADDED TO PRESENT HOLDINGS OF WILLARD & SANDRA J. GREE



DEED PLOT OF ROBERT C. MATHEWS RECORDED VOL 128 PG 670 SCALE 1" = 600'
 LOCATED TWP 10 S PERRY & PARCELS 53 & 7 S.E. 1/4 - Snyder County Planning Commission File # 100008
 LAND NOT DESCRIBED BY METES AND BOUNDS



LOCATION MAP SCALE 1" = 1 MILE

#1847
Inst. #202478

STORMWATER MANAGEMENT PLAN

Robert and Z. Jean Mathews Subdivision
2 lots, Perry Township
Snyder County Planning Commission File #2198

This stormwater management plan is developed pursuant to the requirements of Section 5.832 of the Snyder County Subdivision and Land Development Ordinance.

The publication "Stormwater Management for Small Developments" was used to develop this plan.

Lot #5:
Lot area = 12.65 acres net = 551,034 sq. ft.

Impervious Area = approximately 2,000 sq. ft. (includes impervious area of roof, sidewalks, and porches)

% of lot area impervious = 0.4%

Amount of stormwater to be stored = 650 cubic feet

Lot #6:
Lot area = 12.43 acres net = 541,451 sq. ft.

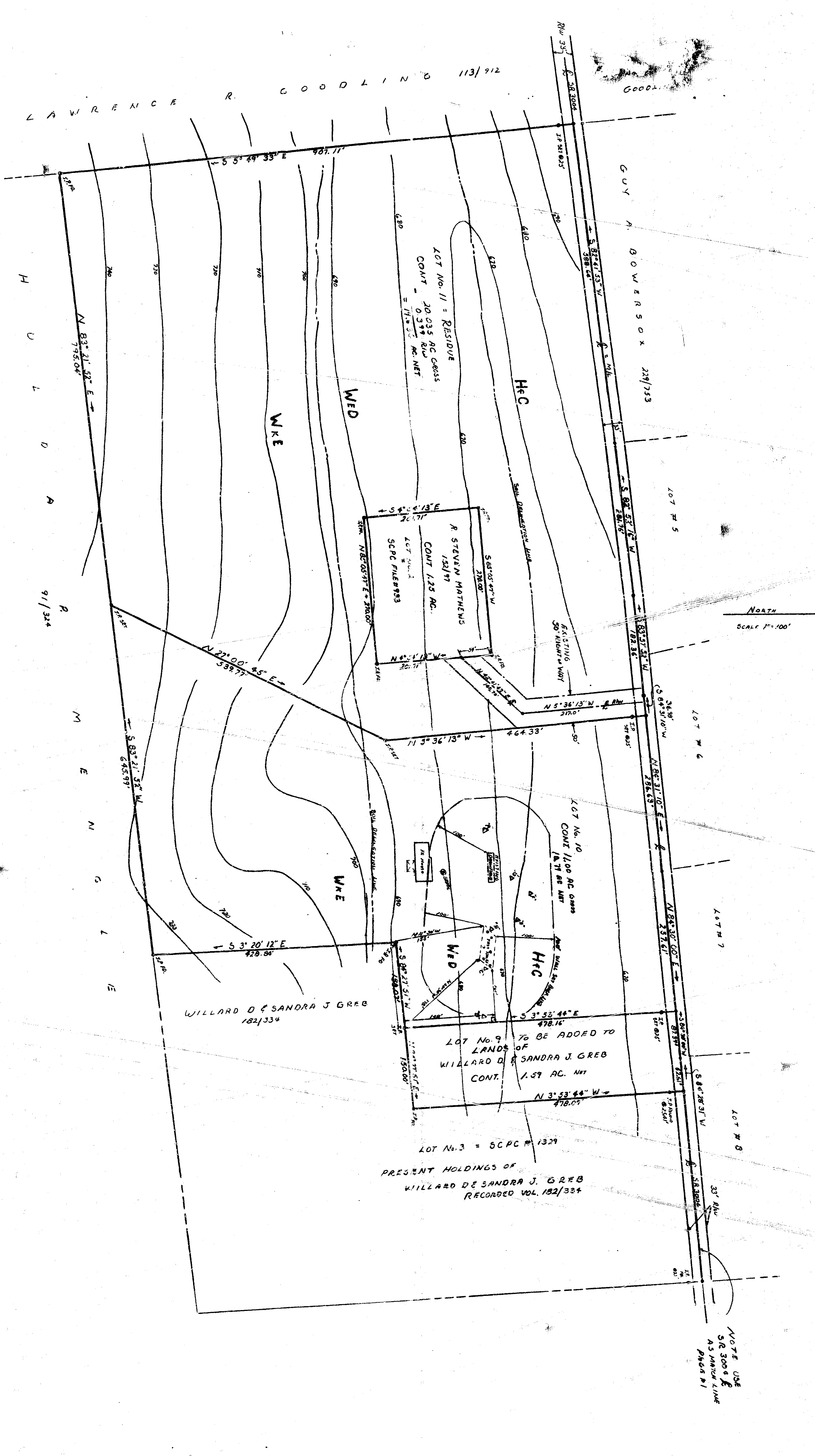
Impervious Area = approximately 2,000 sq. ft. (includes impervious area of roof, sidewalks, and porches)

% of lot area impervious = 0.37%

Amount of stormwater to be stored = 635 cubic feet

By a visual inspection of the lot, it appears it would be possible to utilize a non-structured type of stormwater management. The existing use of the lot is agricultural. When the lot is developed, and revegetated, the lot will be capable of retaining enough stormwater so that excessive amounts do not flow outside of the property boundaries. Any stormwater swales or drainage facilities must be grassed and must drain surface water away from sources of water supply, building foundations and the subsurface on-lot sewage disposal system to areas of natural vegetative cover. The individual property owner is responsible to implement this stormwater management plan. Typical designs for drainage swales are available in the Snyder County Planning Commission office. The SCPC may inspect the individual lot from time to time to determine compliance with this plan.

Prepared by:
Snyder County Planning Commission Office
1/22/91



BUSINESS RECORDS CORPORATION