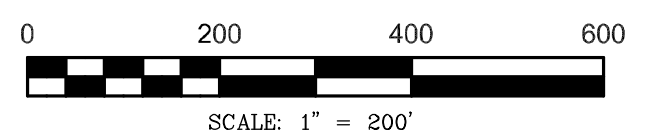
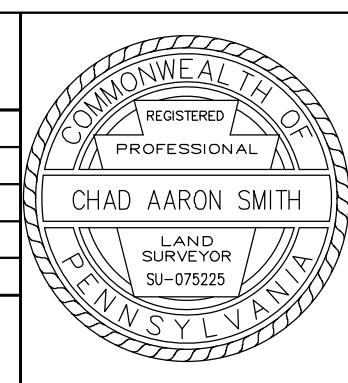


| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 29°44'31" W | 46.30'   |
| L2   | N 33°12'55" W | 32.48'   |
| L3   | N 37°16'27" W | 37.92'   |
| L4   | N 42°19'40" W | 24.78'   |
| L5   | N 48°19'06" W | 31.95'   |
| L6   | N 54°43'16" W | 28.40'   |
| L7   | N 62°52'16" W | 67.96'   |
| L8   | N 71°47'53" W | 72.26'   |
| L9   | N 77°32'47" W | 96.35'   |
| L10  | N 80°15'59" W | 142.80'  |
| L11  | N 81°55'41" W | 245.79'  |
| L12  | N 83°05'04" W | 292.42'  |
| L13  | N 82°59'27" W | 107.43'  |
| L14  | N 81°14'46" W | 23.19'   |
| L15  | N 77°55'30" W | 24.78'   |
| L16  | N 74°32'32" W | 15.32'   |
| L17  | N 66°19'27" W | 43.17'   |
| L18  | N 57°06'54" W | 31.97'   |
| L19  | N 49°13'28" W | 27.34'   |
| L20  | N 42°34'21" W | 35.96'   |
| L21  | N 37°01'01" W | 38.20'   |
| L22  | N 33°28'40" W | 162.30'  |
| L23  | N 30°37'46" W | 82.98'   |
| L24  | N 25°58'09" W | 36.25'   |
| L25  | N 18°15'57" W | 29.90'   |
| L26  | N 08°02'44" W | 26.30'   |
| L27  | N 03°40'12" E | 31.39'   |
| L28  | N 14°20'21" E | 23.94'   |
| L29  | N 23°58'24" E | 40.16'   |
| L30  | N 31°29'50" E | 37.11'   |
| L31  | N 36°31'16" E | 469.99'  |



GENERAL NOTES:  
 1. NORTH ROTATION IS BASED ON GRID NORTH.  
 2. TM# 9-21-03 IS SUBJECT TO ANY APPLICABLE EASEMENTS OF RECORD AND THEIR ASSOCIATED BENEFITS AND RESTRICTIONS, WHETHER PLOTABLE OR UNPLOTABLE. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF REVIEWING A TITLE SEARCH. AXIS PROFESSIONAL SURVEYING, LLC ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR INACCURACY OF THE TITLE CHAIN.  
 3. ALL ADJOINING PROPERTY LINES ARE APPROXIMATE AND BASED ON AVAILABLE TAX MAPPINGS OR DEED PLOTS.  
 4. THE PLAN SHOWN HERON IS BASED UPON AN ACTUAL FIELD SURVEY COMPLETED IN MARCH & APRIL, 2022.

DATE: APRIL 28, 2022  
 DRAWN BY: CAS  
 CHECKED BY: CAS  
 PROJECT NO: 22133  
 DRAWING NO: SHEET #1 OF 1  
 REVISION DATE(S):



MUNICIPALITY: MILFORD TOWNSHIP  
 COUNTY: JUNIATA  
 DRAFT OF SURVEY FOR NELSON JAY & LINDA MAE PEACHEY



2365 CEDAR SPRINGS ROAD  
 MIFFLINTOWN, PA 17059  
 PHONE: 717-436-0283  
 FAX: 717-436-0284

PREPARED FOR:  
 NELSON PEACHEY  
 118 DARLENE LANE  
 ICKESBURG, PA 17037



# National Flood Hazard Layer FIRMMette



77°25'12"W 40°33'2"N



## Legend

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

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | 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 Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
|                             |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance                                                                                                                         |
|                             |  | 17.5 Water Surface Elevation                                                                                                                                      |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
| OTHER FEATURES              |  | Coastal Transect Baseline                                                                                                                                         |
|                             |  | Profile 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 7/29/2024 at 9:31 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.

0 250 500 1,000 1,500 2,000 Feet

1:6,000


77°24'35"W 40°32'35"N

Basemap Imagery Source: USGS National Map 2023




# Juniata County, Pennsylvania

## Legend

 County Boundary

 Parcels

 ParcelHooks

Roads

Municipalities

 BEALE

 DELAWARE

 FAYETTE

 FERMANAGH

 GREENWOOD

 LACK

 MIFFLIN

 MIFFLINTOWN

 MILFORD

 MONROE

 PORT ROYAL

 SPRUCE HILL

 SUSQUEHANNA

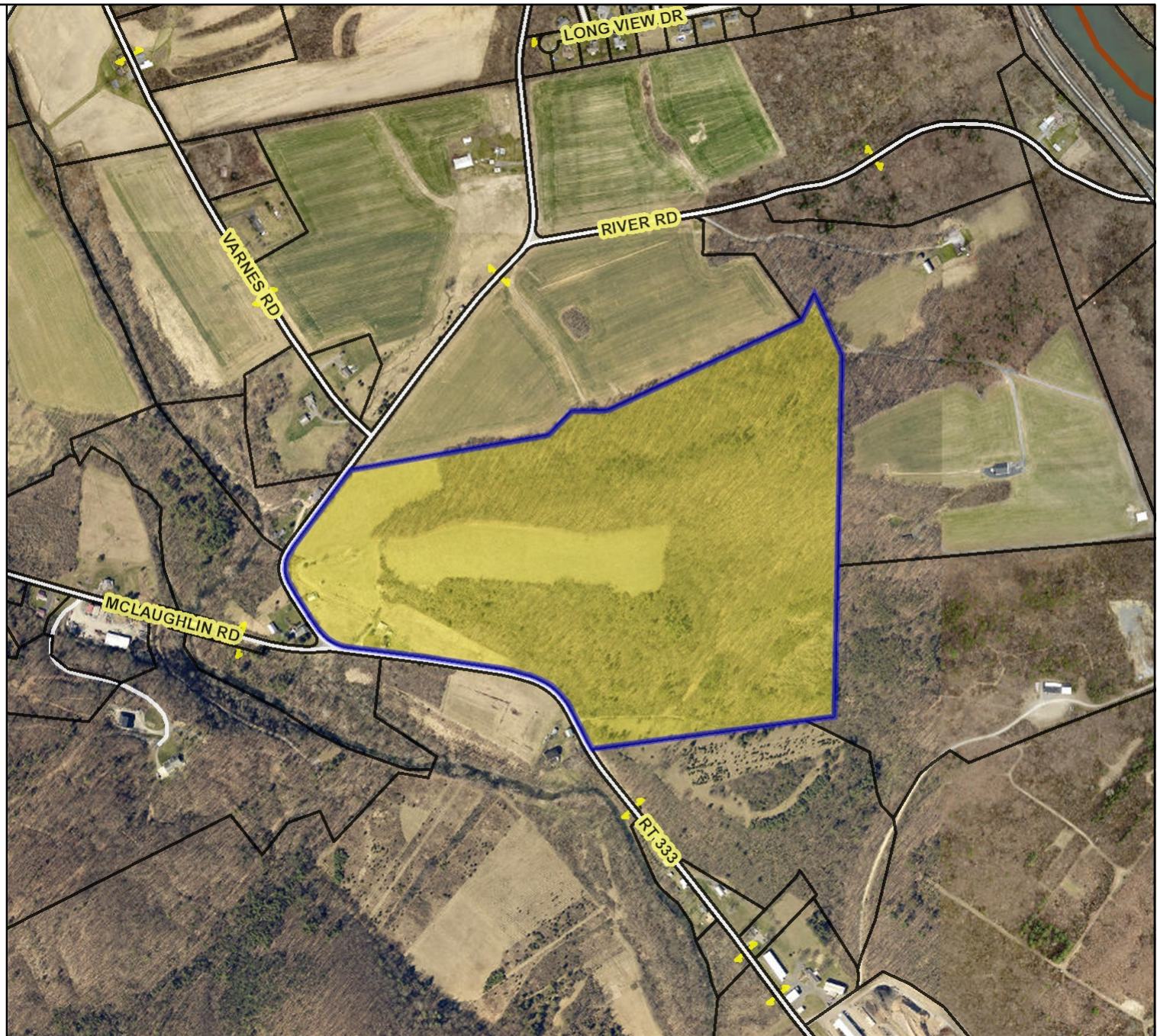
 THOMPSONTOWN

 TURBETT

 TUSCARORA

 WALKER

Municipalities Labels



Feet



1:9,028 / 1"=752 Feet

**Title:**

**Date: 7/29/2024**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Town of Juniota County, PA is not responsible for its accuracy or how current it may be.*



1 field, 92 acres in Juniata County, PA

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

24.5

COUNTY AVG

31.4



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$1,763** in additional revenue.



**ECONOMIC ATTRIBUTES**


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

**PHYSICAL ATTRIBUTES**

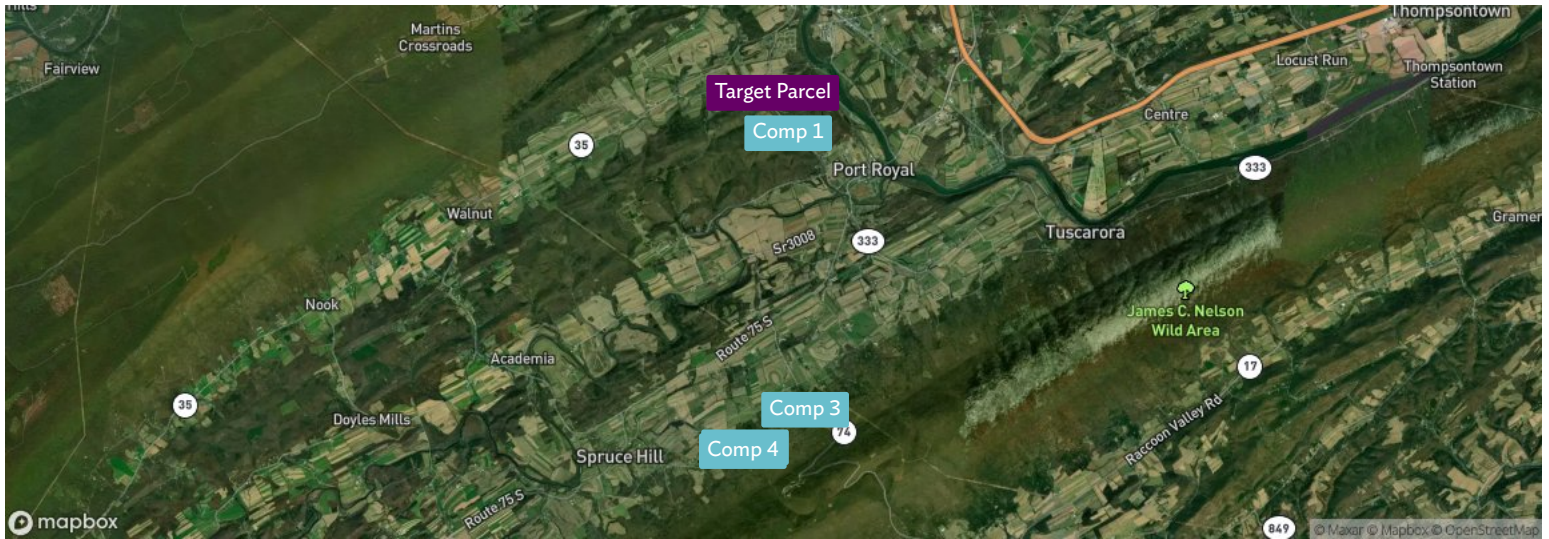
Annual Precipitation: 41.55 inches  
Annual GDD: 2945





**LAND USE**

Land Use: Non-Cropland, Cropland, Grass/Pasture, Developed

|  | FIELD | ACRES                                                                                     | LATITUDE<br>LONGITUDE | SLOPE  | 2022 CROPS                                 | AVG NCCPI | CARBON<br>POTENTIAL (\$) | COUNTY AVG.<br>(\$/AC.) |
|--|-------|-------------------------------------------------------------------------------------------|-----------------------|--------|--------------------------------------------|-----------|--------------------------|-------------------------|
|  | all   |  92.14 | 40.54805<br>-77.41061 | 18.96% | 75% Forest, 19% Grass/Pasture,<br>6% Other | 24.5      | \$1,763                  | N/A                     |

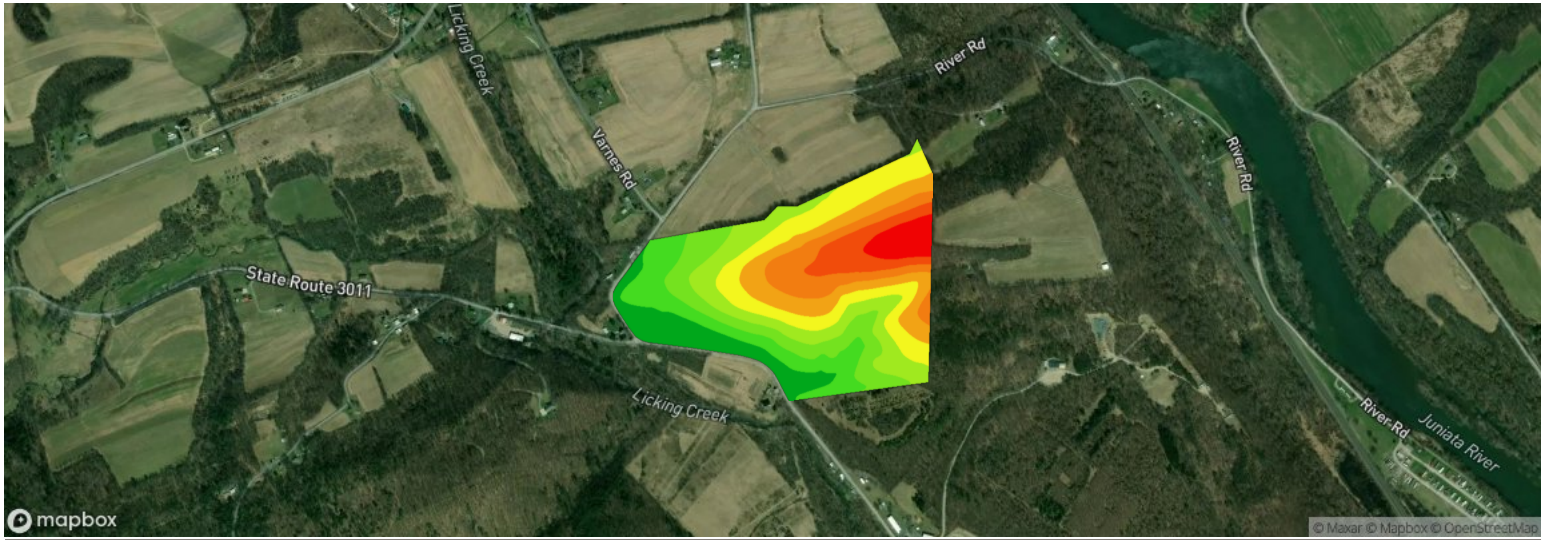
1 field, 92 acres in Juniata County, PA



|                           | COMP 1                                                                            | COMP 2                                                                            | COMP 3                                                                            | COMP 4                                                                            | COMP AVGS    | TARGET PARCEL                                                                       |
|---------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|
| <b>BOUNDARY</b>           |  |  |  |  |              |  |
| <b>COUNTY</b>             | Juniata, PA                                                                       | Juniata, PA                                                                       | Juniata, PA                                                                       | Juniata, PA                                                                       |              | Juniata, PA                                                                         |
| <b>SALE PRICE</b>         | \$579,000                                                                         | \$75,000                                                                          | \$142,787                                                                         | \$75,000                                                                          | \$243,569    |                                                                                     |
| <b>\$/AC. PRICE</b>       | \$40,804/ac.                                                                      | \$6,617/ac.                                                                       | \$13,519/ac.                                                                      | \$7,084/ac.                                                                       | \$18,679/ac. |                                                                                     |
| <b>SALE DATE</b>          | 05/24/24                                                                          | 05/23/24                                                                          | 01/12/24                                                                          | 05/23/24                                                                          |              |                                                                                     |
| <b>SALE CONDITION</b>     | Market                                                                            | Market                                                                            | Market                                                                            | Market                                                                            |              |                                                                                     |
| <b>PURCHASE CONDITION</b> | Mortgage                                                                          | Cash Purchase                                                                     | Mortgage                                                                          | Cash Purchase                                                                     |              |                                                                                     |
| <b>DISTANCE (MI)</b>      | 0.59                                                                              | 4.81                                                                              | 4.31                                                                              | 4.87                                                                              | 3.65         |                                                                                     |
| <b>ACRES</b>              | 14.19                                                                             | 11.33                                                                             | 10.56                                                                             | 10.59                                                                             | 11.67        | 92.14                                                                               |
| <b>TOP CROP</b>           | None                                                                              | None                                                                              | None                                                                              | None                                                                              |              | Forest                                                                              |
| <b>NCCPI</b>              | 34.5                                                                              | 22.4                                                                              | 29.6                                                                              | 17.7                                                                              | 26.6         | 24.5                                                                                |
| <b>\$/NCCPI</b>           | \$1,184                                                                           | \$295                                                                             | \$457                                                                             | \$399                                                                             | \$626        |                                                                                     |
| <b>TILLABLE %</b>         | 0.0%                                                                              | 0.0%                                                                              | 0.0%                                                                              | 0.0%                                                                              | 0.0%         | 1.8%                                                                                |

\* Estimated Price Per Acre from AcreValue model.

1 field, 92 acres in Juniata County, PA












All fields

92 ac.

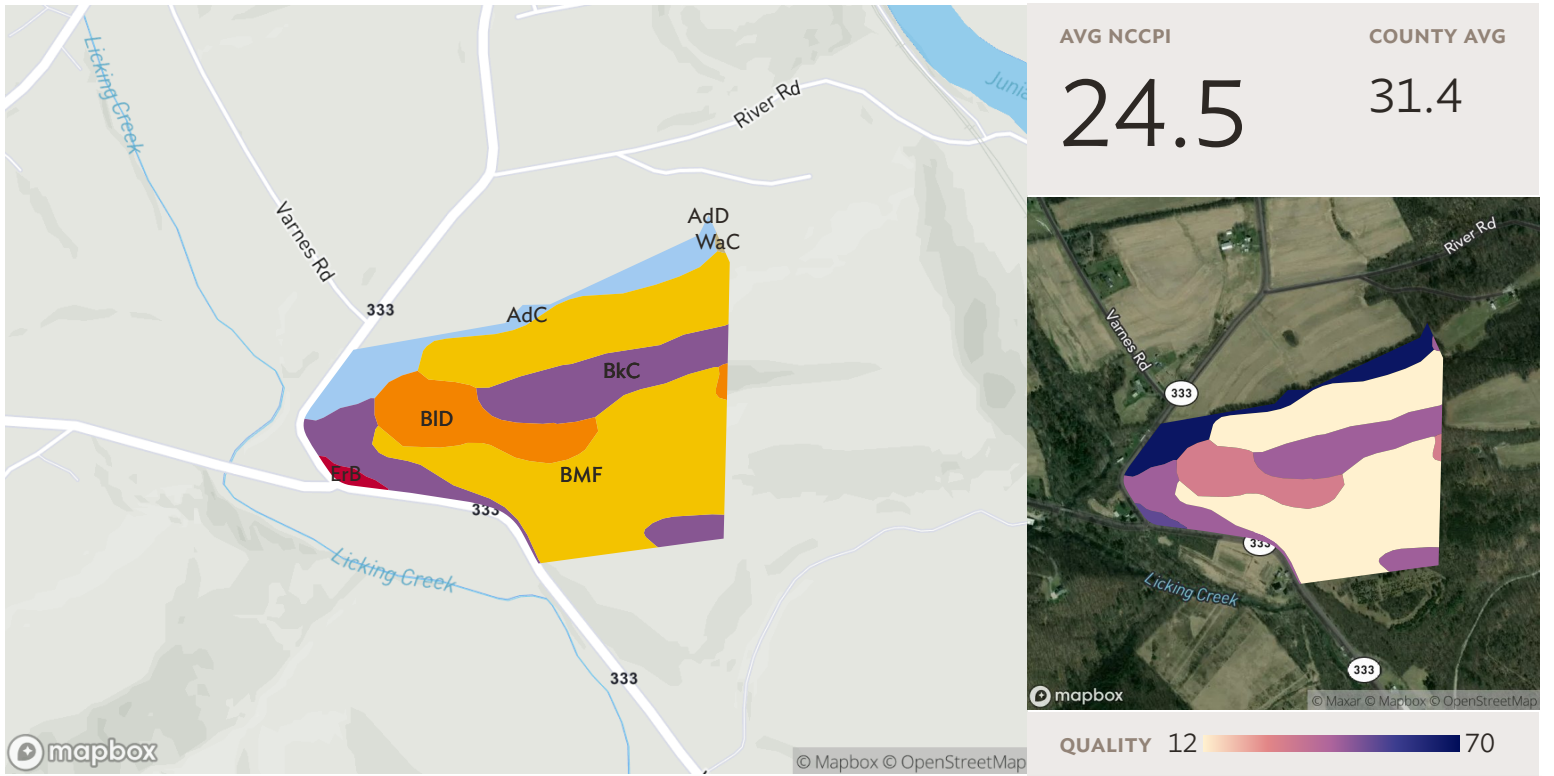
Avg. Elevation

593.56 ft

|                                                                                    | ELEVATION RANGE       | ACRES | PERCENT AREA |
|------------------------------------------------------------------------------------|-----------------------|-------|--------------|
|  | 739.56 ft - 775.81 ft | 3.81  | 4.14%        |
|  | 703.30 ft - 739.56 ft | 6.05  | 6.57%        |
|  | 667.05 ft - 703.30 ft | 8.77  | 9.52%        |
|  | 630.79 ft - 667.05 ft | 11.73 | 12.73%       |
|  | 594.54 ft - 630.79 ft | 15.85 | 17.2%        |
|  | 558.28 ft - 594.54 ft | 13.20 | 14.33%       |
|  | 522.02 ft - 558.28 ft | 11.07 | 12.01%       |
|  | 485.77 ft - 522.02 ft | 11.79 | 12.79%       |
|  | 449.51 ft - 485.77 ft | 9.87  | 10.71%       |



1 field, 92 acres in Juniata County, PA



## All fields

92 ac.

Source: NRCS Soil Survey

| SOIL CODE | SOIL DESCRIPTION                                           | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI        |             |
|-----------|------------------------------------------------------------|-------|---------------------|------------|--------------|-------------|
| ■ BMF     | Berks-Weikert association, steep                           | 50.10 | 54.4%               | 7          | 7.2          |             |
| ■ BkC     | Berks channery silt loam, 8 to 15 percent slopes           | 20.51 | 22.3%               | 3          | 42.7         |             |
| ■ BID     | Berks-Weikert channery silt loams, 15 to 25 percent slopes | 11.09 | 12.0%               | 6          | 30.1         |             |
| ■ AdC     | Allenwood gravelly silt loam, 8 to 15 percent slopes       | 9.52  | 10.3%               | 3          | 67.1         |             |
| ■ ErB     | Ernest silt loam, 2 to 8 percent slopes                    | 0.81  | 0.9%                | 2          | 50.9         |             |
| ■ WaC     | Watson gravelly silt loam, 8 to 15 percent slopes          | 0.10  | 0.1%                | 3          | 42.6         |             |
| ■ AdD     | Allenwood gravelly silt loam, 15 to 25 percent slopes      | 0.00  | 0.0%                | 4          | 43.0         |             |
|           |                                                            |       |                     |            | <b>92.14</b> | <b>24.5</b> |

1 field, 92 acres in Juniata 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**

92 ac.

| FLOOD ZONE | FLOOD RISK* | FLOOD RISK                         | FLOOD ZONE SUBTYPE | ACRES        | PERCENTAGE OF FIELD |
|------------|-------------|------------------------------------|--------------------|--------------|---------------------|
| X          | MINIMAL     | AREA OF MINIMAL FLOOD HAZARD       | 92.08              | 99.9%        |                     |
| X          | MODERATE    | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | 0.07               | 0.1%         |                     |
|            |             |                                    |                    | <b>92.14</b> |                     |

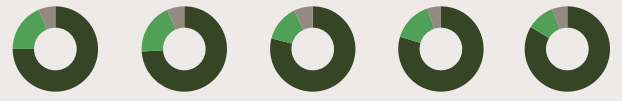


1 field, 92 acres in Juniata County, PA



**All fields**

92 ac.



|                 | 2022  | 2021  | 2020  | 2019  | 2018  |
|-----------------|-------|-------|-------|-------|-------|
| ■ Forest        | 75.1% | 74.1% | 79.0% | 79.6% | 83.6% |
| ■ Grass/Pasture | 18.6% | 19.4% | 13.8% | 15.2% | 10.6% |
| ■ Other         | 6.4%  | 6.5%  | 7.2%  | 5.2%  | 5.8%  |




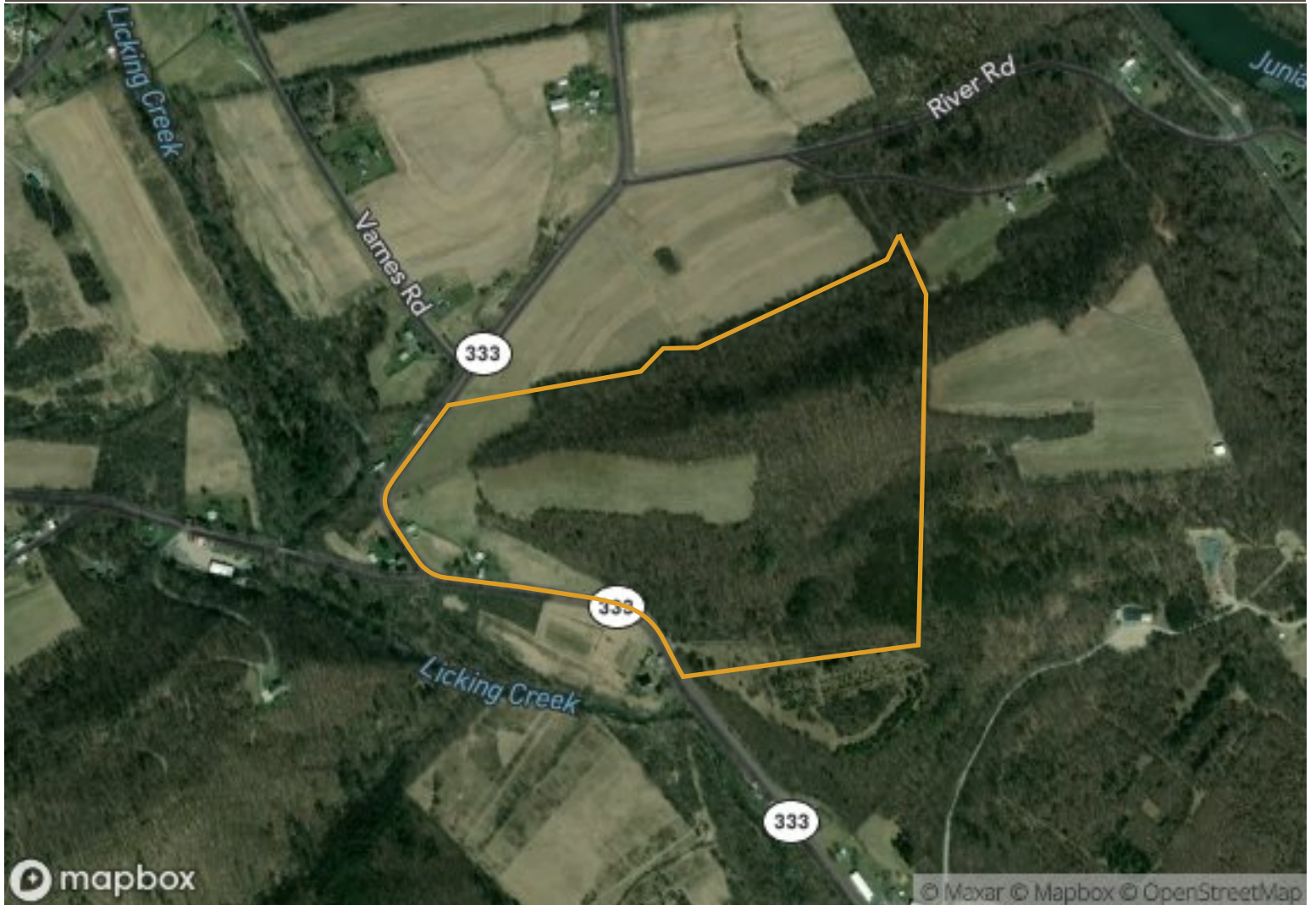
This crop rotation may be eligible for Carbon by Indigo - the following crops are currently supported: Barley, Dry beans/peas, Canola, Corn, Cotton, Flax, Oats, Peanuts, Rye, Sorghum, Soybeans, Sugar beets, Sunflowers, Triticale, and Wheat. [Click here to find out more about your qualification.](#)

Source: NASS Cropland Data Layer

1 field, 92 acres in Juniata County, PA

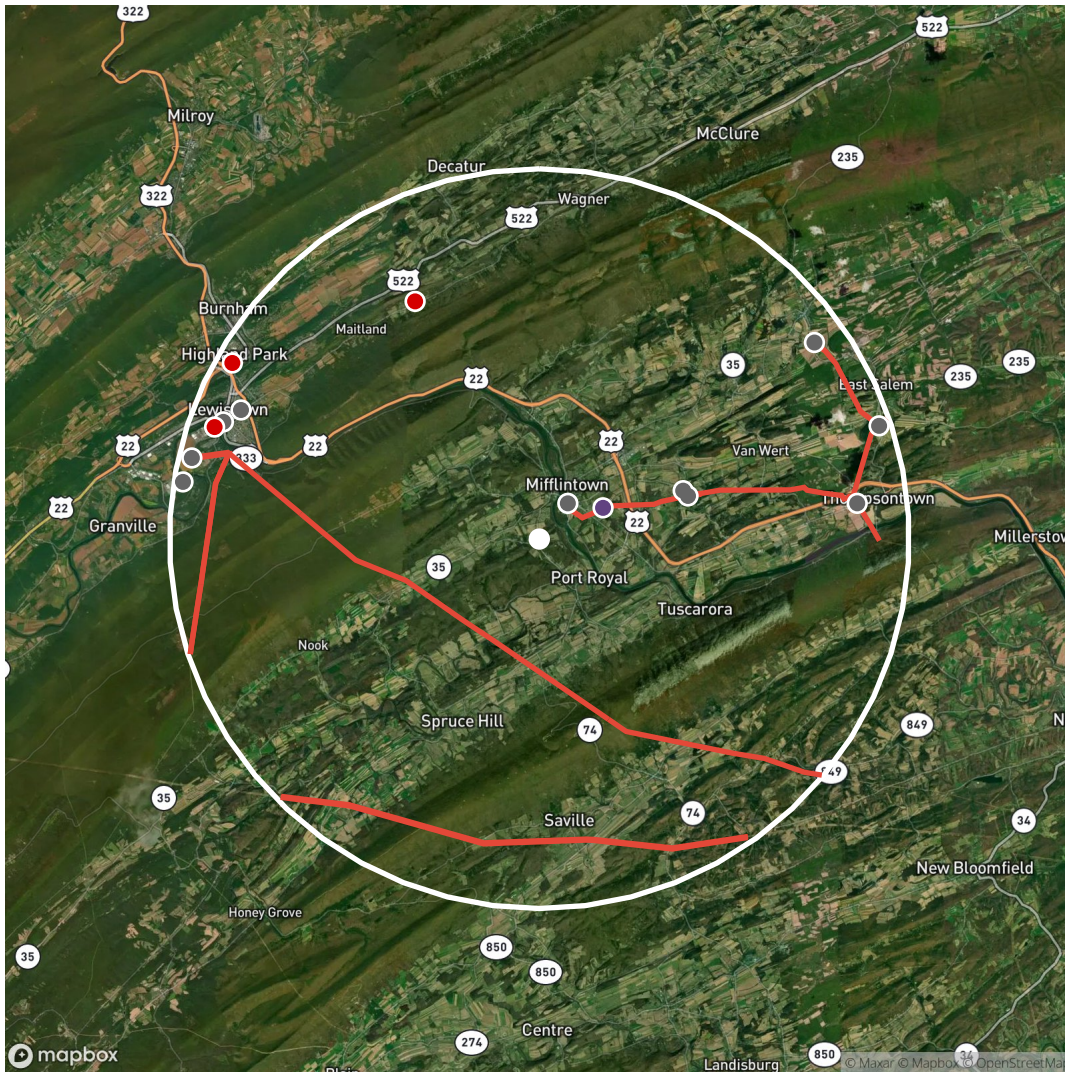
## Juniata County, PA

| FIELD                                                                                 | ACRES | TAX AMOUNT | ASSESSED VALUE | LOCATION     | OWNER (LAST UPDATED)                         | OWNER ADDRESS                       | LEGAL DESCRIPTION |
|---------------------------------------------------------------------------------------|-------|------------|----------------|--------------|----------------------------------------------|-------------------------------------|-------------------|
| all  | 92.14 | 1,982.40   | 20,890.00      | APN: 0921003 | PEACHEY, NELSON JAY & LINDA MAE (02/04/2022) | 118 DARLENE LN, ICKESBURG, PA 17037 | Unknown           |





1 field, 92 acres in Juniata County, PA



Field 1 - 92.14 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          | 1.24                        |
| Solar Farm        | 1           | 1.92                        |
| Transmission Line | 22          | 1.15                        |
| Remediation Sites | 3           | 7.25                        |