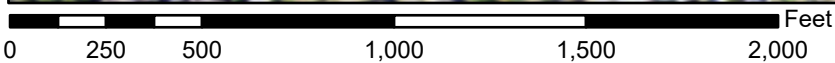
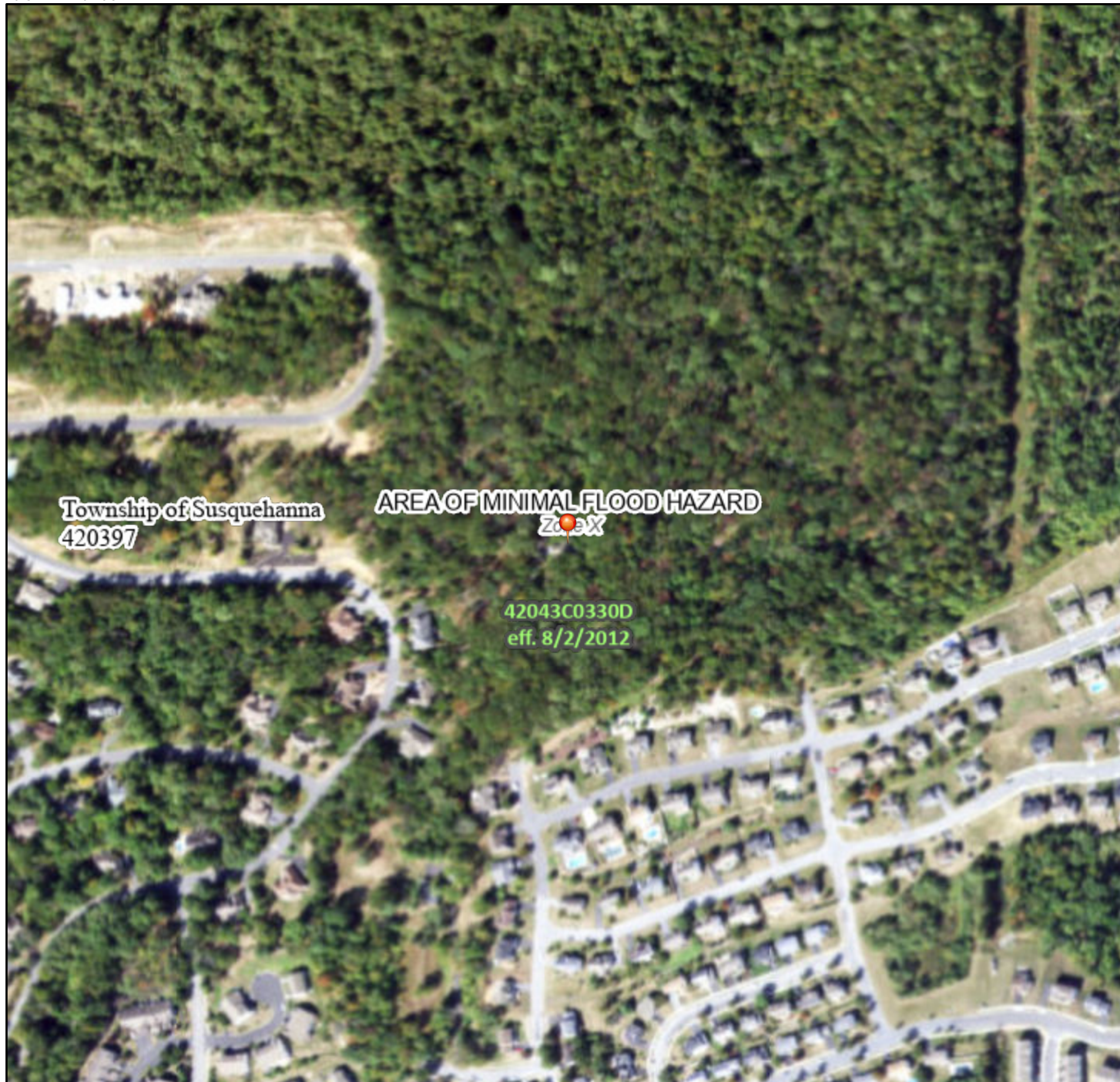


National Flood Hazard Layer FIRMette



76°52'22"W 40°20'34"N



1:6,000

76°51'45"W 40°20'7"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>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		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
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 **2/8/2024 at 12:17 PM** 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 The NFHL and effective information may change or become superseded by new data over time.

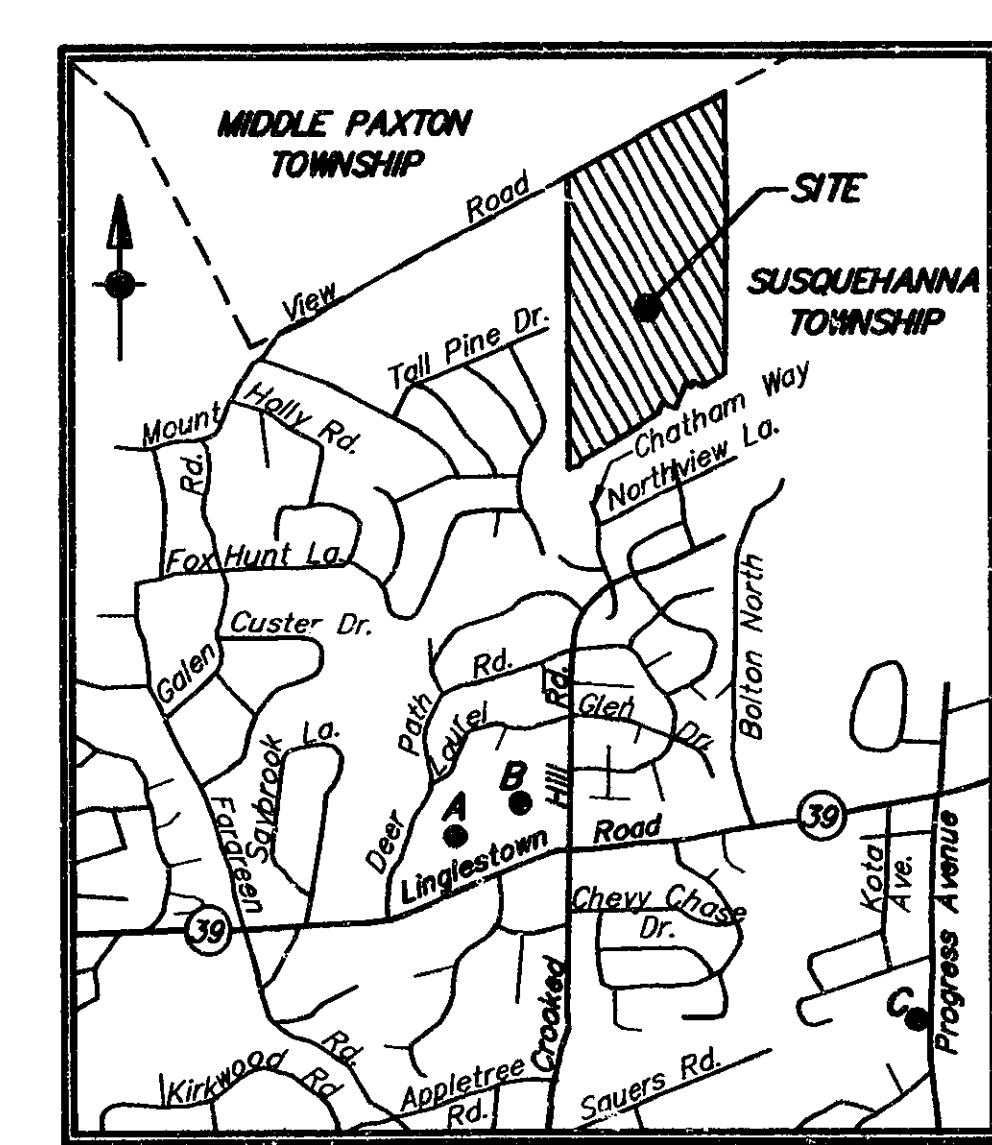
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

RECEIVED
 JUN 27 4 40 23
 ENGINEERING
 COUNTY OF DAUPHIN
 HENRIETTA, PA

FINAL SUBDIVISION PLAN FOR **DOROTHA C. KITLINSKI** SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY, PENNSYLVANIA MARCH 14, 2003 REVISED: MARCH 27, 2003

SHEET INDEX

SHEET NO.	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	OVERALL SUBDIVISION DESCRIPTION
SHEET 3	SUBDIVIDED PROPERTY DESCRIPTION



A - Susquehanna Township Building
 B - Hoover Elementary School
 C - First Assembly of God Church
LOCATION MAP
 2000 1000 0 2000 4000
 SCALE: 1" = 2000'

WAIVER REQUEST/APPROVAL BLOCK

REQUESTED WAIVER	APPROVED	DISAPPROVED
Sec. 403.1.B.6 - Location Map Scale		
Sec. 404 - Preliminary Plan Requirements		
Sec. 407.1.A.14 - Existing Contour Interval		
Sec. 407.1.A - Overall Property Scale		

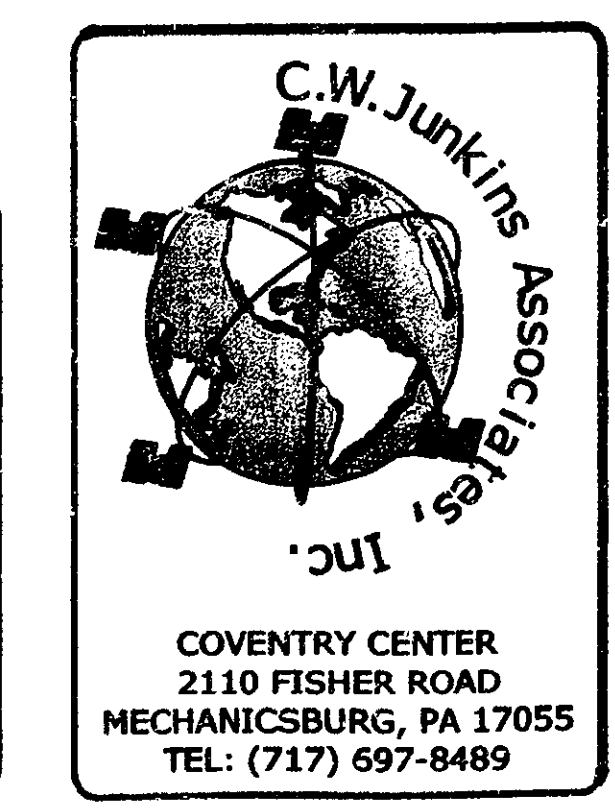
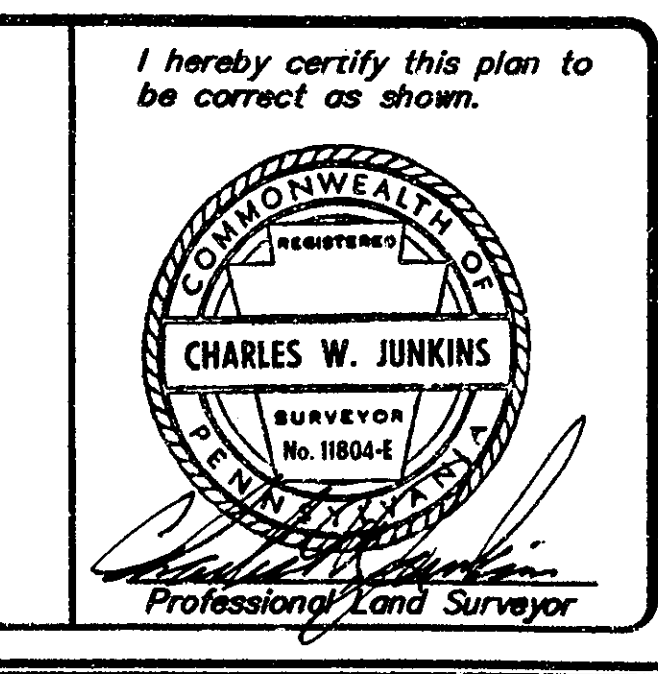


Owner/Subdivider:
 Dorotha C. Kitlinski
 4720 Beaufort Hills Road
 Harrisburg, PA 17110
 Tele: (717) 545-6117

It is hereby certified that the undersigned are the legal/equitable owners of the property shown on this plot and that all streets or parts thereof, if not previously dedicated, are hereby tendered for dedication to public use.
 Owner(s) Dorotha C. Kitlinski
 Commonwealth of Pennsylvania, County of Dauphin
 On this, the 14th day of September, 2003 before me the undersigned personally appeared:
 Owner(s) Dorotha C. Kitlinski
 Who being duly sworn according to law, depose and say that they are the owners of the property shown on this plan and that they acknowledge the same to be their act and deed and desire the same to be recorded as such according to law.
 Witness my hand and notarial seal the day and date above written.
14th 2003
 My Commission Expires _____
 Notary Public

This plan reviewed by the Dauphin County Planning Commission on 14th day of March, 2003.
 Chairman [Signature] Secretary [Signature]
 This plan reviewed by the Township Engineer of Susquehanna Township this _____ day of _____, 2003.
 Engineer _____
 This plan is recommended for approval by the Susquehanna Township Planning Commission this _____ day of _____, 2003.
 Chairman _____ Secretary _____

This plan approved by the Board of Commissioners of Susquehanna Township this 22nd day of October, 2003.
 President [Signature] Secretary [Signature]
 This plan recorded in the office of the Recorder of Deeds in and for Dauphin County this _____ day of _____, 2003.
 Plan Book _____ Volume _____ Page _____



FINAL
 SUBDIVISION PLAN
 FOR
DOROTHA C. KITLINSKI
 SUSQUEHANNA TOWNSHIP
 DAUPHIN COUNTY, PENNSYLVANIA
 SCALE: AS SHOWN DATE: MARCH 14, 2003
 REVISION DATE: MARCH 27, 2003
 SHEET 1 OF 3

SIGN
 HERE

GENERAL NOTES

1. Source of Title: Deed Book 51-R, Page 602
2. The purpose of this plan is to subdivide Lot 2 from Lot 1.
3. The proposed use of the lot will remain as Residential/Conservation.
4. Entire Tract Zoned Conservation District (C).
5. All property markers not labeled shall be Steel Rebar, set after plan approval.
6. Bearings shown on the plan are based on record drawings.
7. Contours shown on the plan are digitized from USGS Quad Maps, Harrisburg East, PA & Harrisburg West, PA.
8. No part of this tract has been designated as a wetlands. Responsibilities of final determination and compliance with the state and federal wetlands regulations shall be the individual property owners.
9. No portion of the property described on this survey lies within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency. The Flood Insurance Rate Map is identified as Community Panel No. 420397 A, bearing an effective date of April 15, 1977.
10. Any future improvements or Development will require Preparation and Approval of a Land Development Plan, which would include a Stormwater Management Plan and an Erosion and Sedimentation Control Plan in accordance with the Susquehanna Township Subdivision and Land Development Ordinance.
11. Lot 2 was established by field survey. Lot 1 is plotted from deed of record.

SITE DATA

1. Total Area: 75.8 Acres
2. Total # Existing Lots: 1
3. Total # of Proposed Lots: 2
4. Min. Prop. Lot Size: 9.117 Acres
5. Sewer Supply: On-Lot Septic
6. Water Supply: On-Lot Well
7. Proposed Use: Residential/Conservation

LEGEND

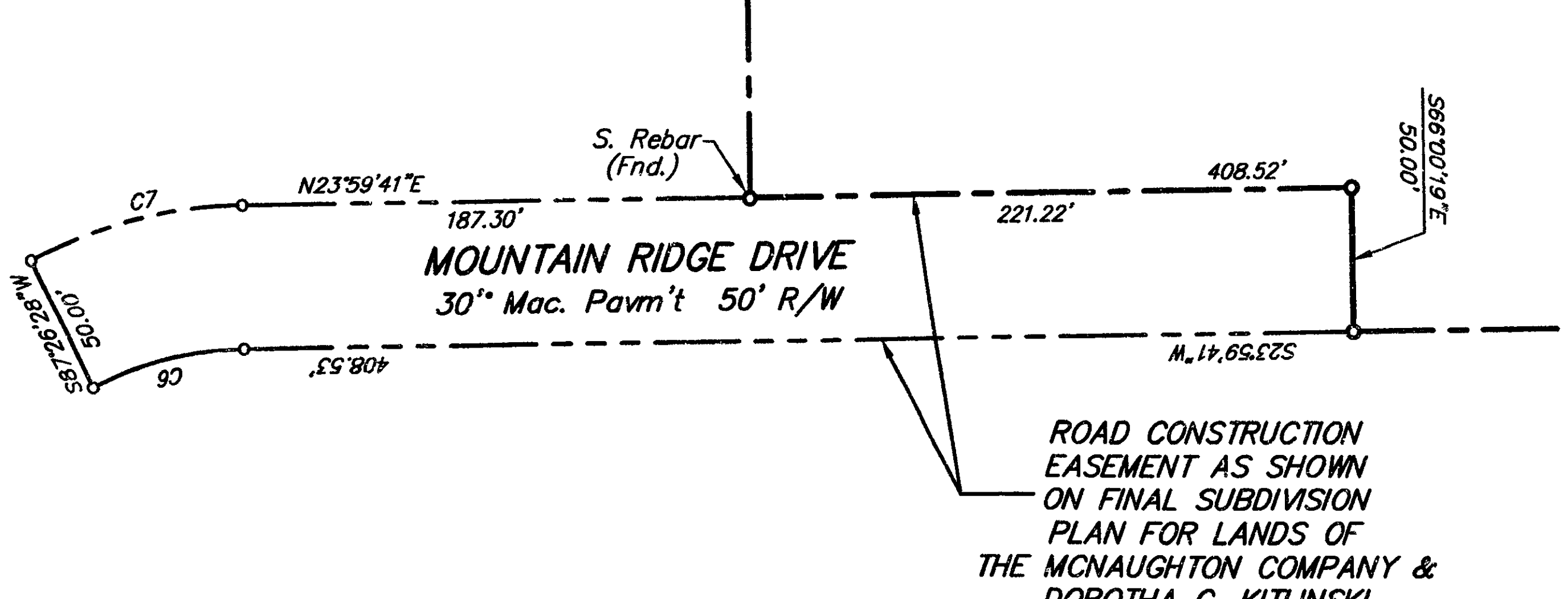
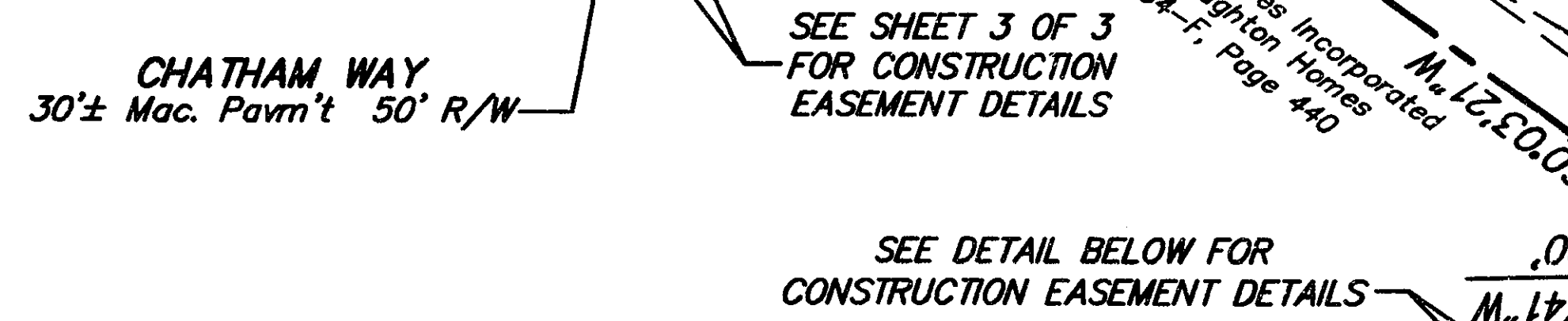
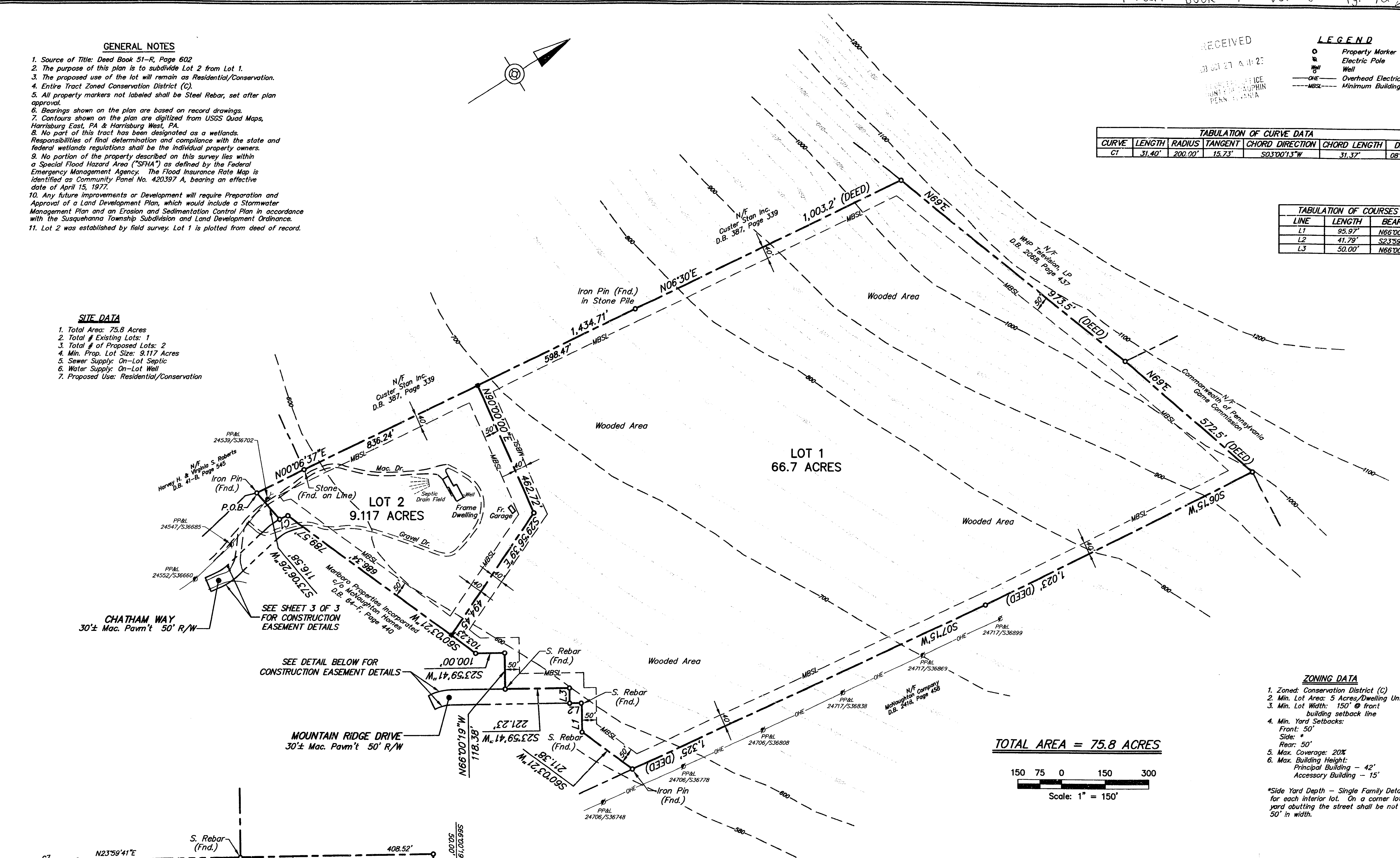
- Property Marker
- ⊕ Electric Pole
- ⊙ Well
- OHE — Overhead Electric Line
- MBSL --- Minimum Building Setback Line

TABULATION OF CURVE DATA

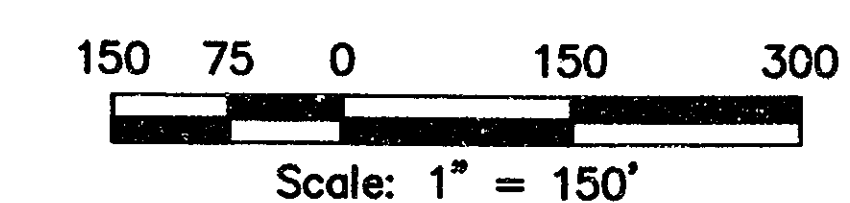
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	31.40'	200.00'	15.73'	S03°00'13"W	31.37'	08°59'48"

TABULATION OF COURSES

LINE	LENGTH	BEARING
L1	95.97'	N66°00'19"W
L2	41.79'	S23°59'41"W
L3	50.00'	N66°00'19"W



TOTAL AREA = 75.8 ACRES

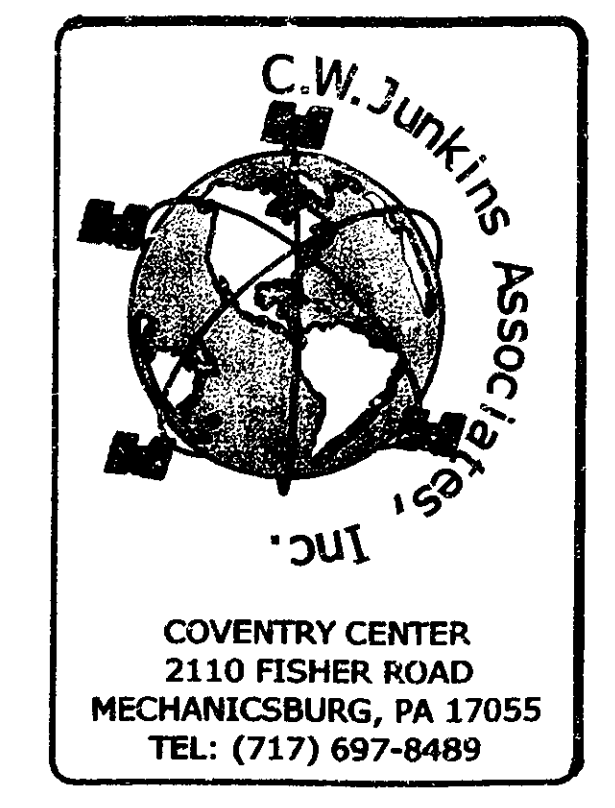


- ZONING DATA**
1. Zoned: Conservation District (C)
 2. Min. Lot Area: 5 Acres/Dwelling Unit
 3. Min. Lot Width: 150' @ front building setback line
 4. Min. Yard Setbacks:
Front: 50'
Side: *
Rear: 50'
 5. Max. Coverage: 20%
 6. Max. Building Height:
Principal Building - 42'
Accessory Building - 15'

*Side Yard Depth - Single Family Detached - 40' for each interior lot. On a corner lot, the side yard abutting the street shall be not less than 50' in width.

NON-BUILDING WAIVER NOTE:
As of the date of this plot plan, the subdivision described herein is and shall be dedicated for the express purpose of residential/conservation use. No portion of this subdivision has been approved by Susquehanna Township, or DEP for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to, or use of any sewage collection, conveyance, treatment or disposal system unless the municipality and the Department of Environmental Protection have both approved sewage facilities planning for the subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Susquehanna Township which are charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

Owner/Subdivider:
Dorothea C. Kitlinski
4720 Beaufort Hills Road
Harrisburg, PA 17110
Tel: (717) 545-6117



OVERALL PROPERTY DESCRIPTION

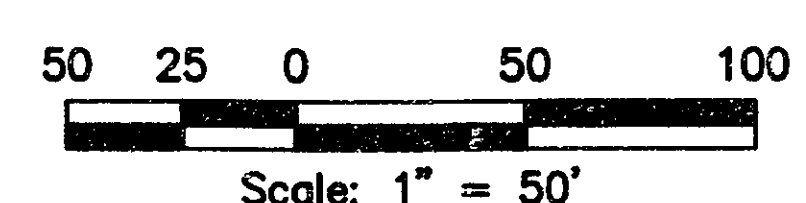
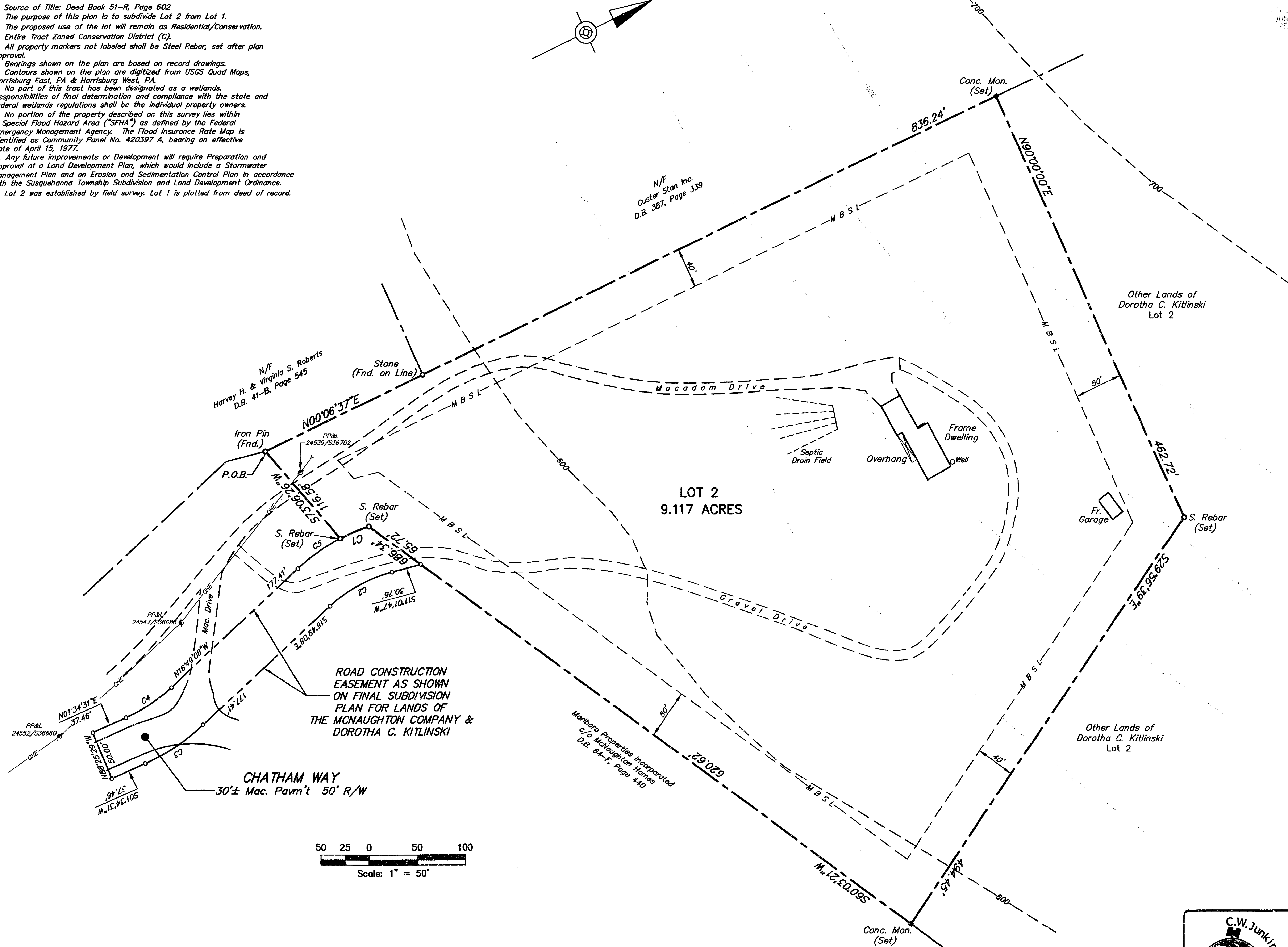
FINAL SUBDIVISION PLAN FOR
DOROTHA C. KITLINSKI
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
SCALE: AS SHOWN DATE: MARCH 14, 2003
REVISION DATE: MARCH 27, 2003
SHEET 2 OF 3

RECEIVED
MARCH 27 2003

LEGEND
 ○ Property Marker
 ■ Electric Pole
 □ Well
 --- Overhead Electric Line
 - - - - - Minimum Building Setback Line

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 Rear: 50'
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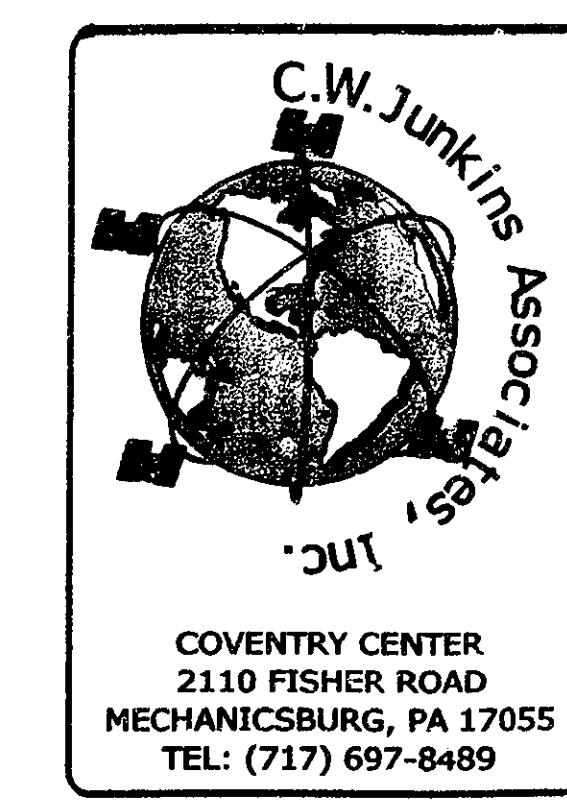
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3. Total # of Proposed Lots: 2
4. Min. Prop. Lot Size: 9.117 Acres
5. Sewer Supply: On-Lot Septic
6. Water Supply: On-Lot Well
7. Proposed Use: Residential/Conservation

TABULATION OF CURVE DATA

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	31.40'	200.00'	15.71'	S03°00'13"W	31.37'	08°59'48"
C2	72.91'	150.00'	37.19'	S02°33'42"E	72.19'	27°50'58"
C3	72.23'	225.00'	36.43'	S07°37'19"E	71.92'	18°23'39"
C4	56.18'	175.00'	28.34'	N07°37'18"W	55.94'	18°23'39"
C5	53.47'	200.00'	26.89'	N09°09'51"W	53.31'	15°19'02"

Owner/Subdivider:
 Dorothea C. Kitlinski
 4720 Beaufort Hills Road
 Harrisburg, PA 17110
 Tele: (717) 545-6117



SUBDIVIDED PROPERTY DESCRIPTION

FINAL
 SUBDIVISION PLAN
 FOR
DOROTHA C. KITLINSKI
 SUSQUEHANNA TOWNSHIP
 DAUPHIN COUNTY, PENNSYLVANIA
 SCALE: AS SHOWN DATE: MARCH 14, 2003
 REVISION DATE: MARCH 27, 2003
 SHEET 3 OF 3

2 fields, 76 acres in Dauphin County, PA

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

19.9

COUNTY AVG

36.3



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$1,449** in additional revenue.



ECONOMIC ATTRIBUTES

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

PHYSICAL ATTRIBUTES

Annual Precipitation: 43.72 inches
Annual GDD: 3135






LAND USE

Land Use: Non-Cropland, Grass/Pasture

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1		8.73	40.33862 -76.86776	11.29%	76% Forest, 24% Non-Cropland	28.2	\$167	N/A
2		67.01	40.34206 -76.86615	19.74%	100% Forest, 0% Other	18.8	\$1,282	N/A
		75.74		18.77%		19.9	\$1,449	N/A

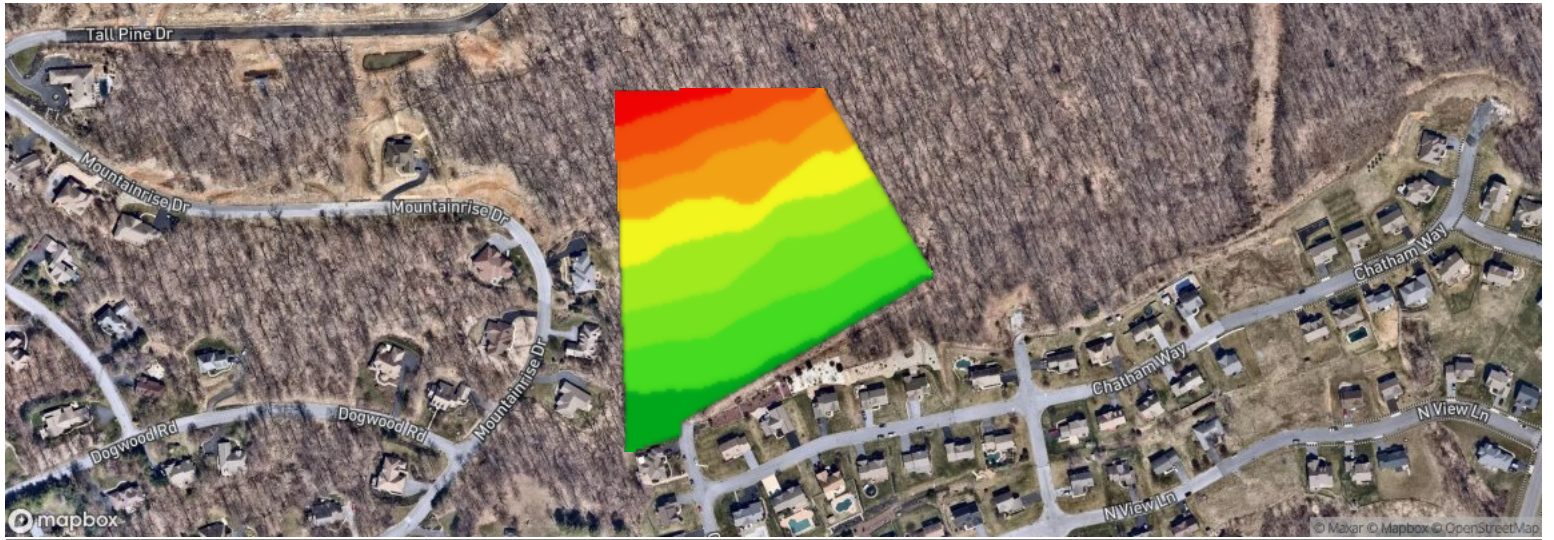
2 fields, 76 acres in Dauphin County, PA



	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCELS
BOUNDARY						
COUNTY	Dauphin, PA	Dauphin, PA	Dauphin, PA	Dauphin, PA		Dauphin, PA
SALE PRICE	\$326,000	\$346,000	\$1,800,000	\$113,000	\$343,442	
\$/AC. PRICE	\$318,240/ac.	\$12,735,635/ac.	\$8,392,021/ac.	\$88,385/ac.	\$1,015,903/ac.	
SALE DATE	12/28/23	01/10/24	09/22/23	11/17/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Cash Purchase	Cash Purchase		
DISTANCE (MI)	1.66	1.99	1.03	1.77	1.61	
ACRES	1.02	0.03	0.21	1.28	0.64	75.74
TOP CROP	Developed	None	Grass/Pasture	Forest		Forest
NCCPI	39.9	39.8	38.0	39.9	39.7	19.9
\$/NCCPI	\$7,976	\$320,185	\$220,843	\$2,218	\$26,360	
TILLABLE %	0.0%	0.0%	5.5%	0.0%	0.5%	0.0%

* Estimated Price Per Acre from AcreValue model.

2 fields, 76 acres in Dauphin County, PA












Field 1

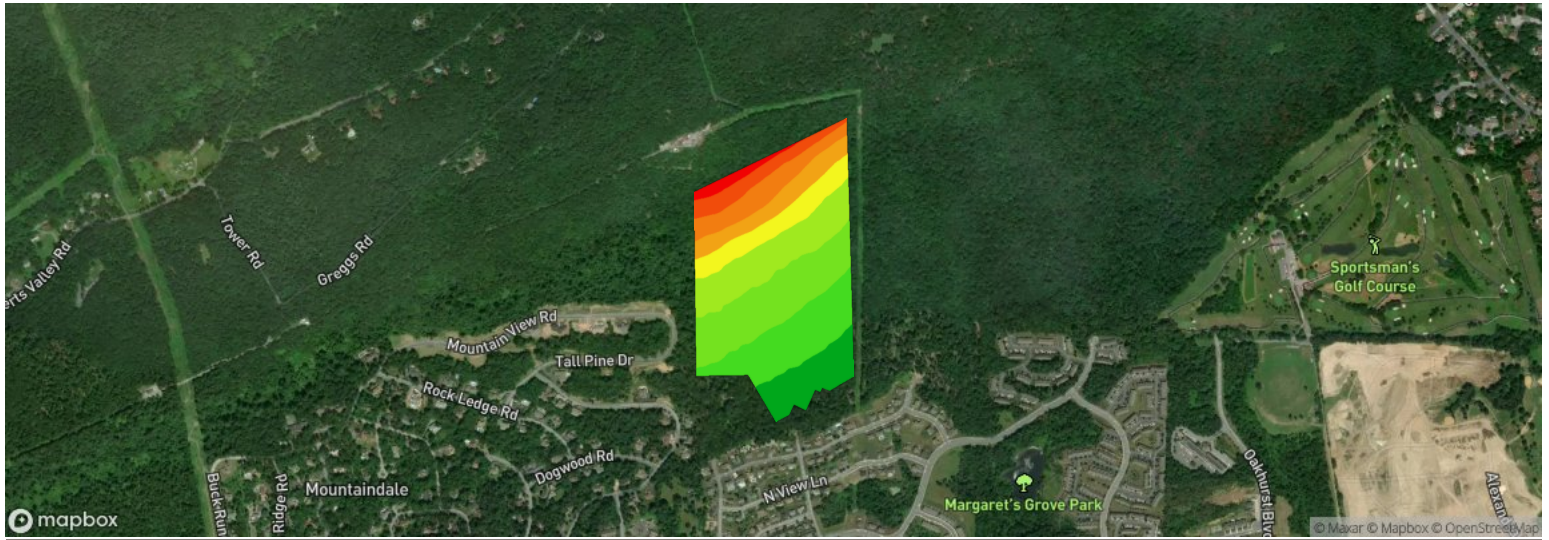
9 ac

Avg. Elevation

617.16 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	668.86 ft - 681.05 ft	0.25 ac	2.85%
	656.68 ft - 668.86 ft	0.65 ac	7.5%
	644.50 ft - 656.68 ft	0.73 ac	8.41%
	632.31 ft - 644.50 ft	1.00 ac	11.45%
	620.13 ft - 632.31 ft	1.01 ac	11.56%
	607.95 ft - 620.13 ft	1.29 ac	14.83%
	595.76 ft - 607.95 ft	1.47 ac	16.89%
	583.58 ft - 595.76 ft	1.61 ac	18.47%
	571.40 ft - 583.58 ft	0.70 ac	8.05%

2 fields, 76 acres in Dauphin County, PA












Field 2

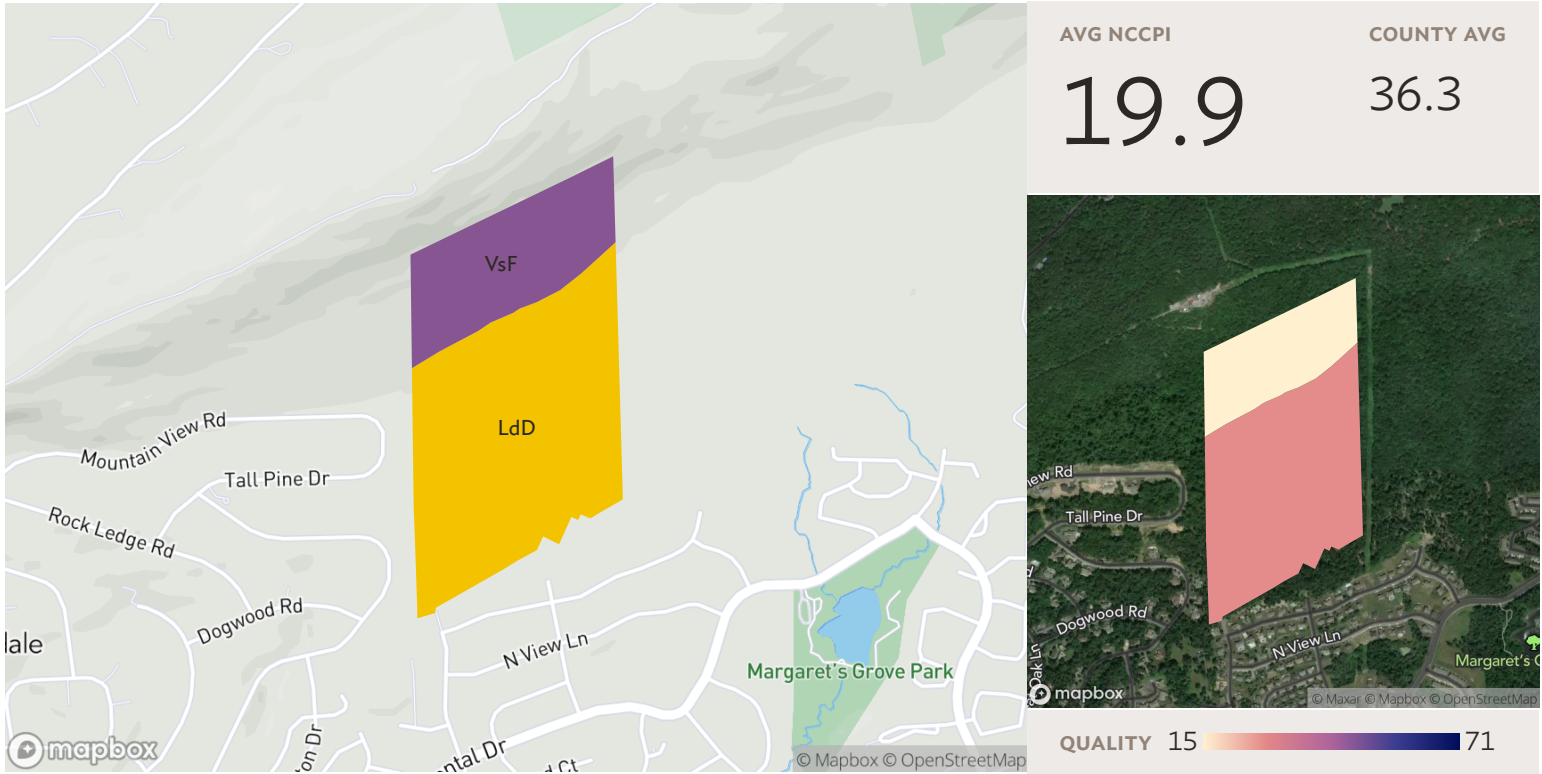
67 ac

Avg. Elevation

782.68 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,054.47 ft - 1,114.39 ft	1.55 ac	2.31%
	994.56 ft - 1,054.47 ft	3.91 ac	5.83%
	934.64 ft - 994.56 ft	5.57 ac	8.31%
	874.73 ft - 934.64 ft	5.46 ac	8.15%
	814.82 ft - 874.73 ft	6.33 ac	9.45%
	754.90 ft - 814.82 ft	11.02 ac	16.45%
	694.99 ft - 754.90 ft	14.19 ac	21.17%
	635.07 ft - 694.99 ft	11.79 ac	17.59%
	575.16 ft - 635.07 ft	7.20 ac	10.74%

2 fields, 76 acres in Dauphin County, PA



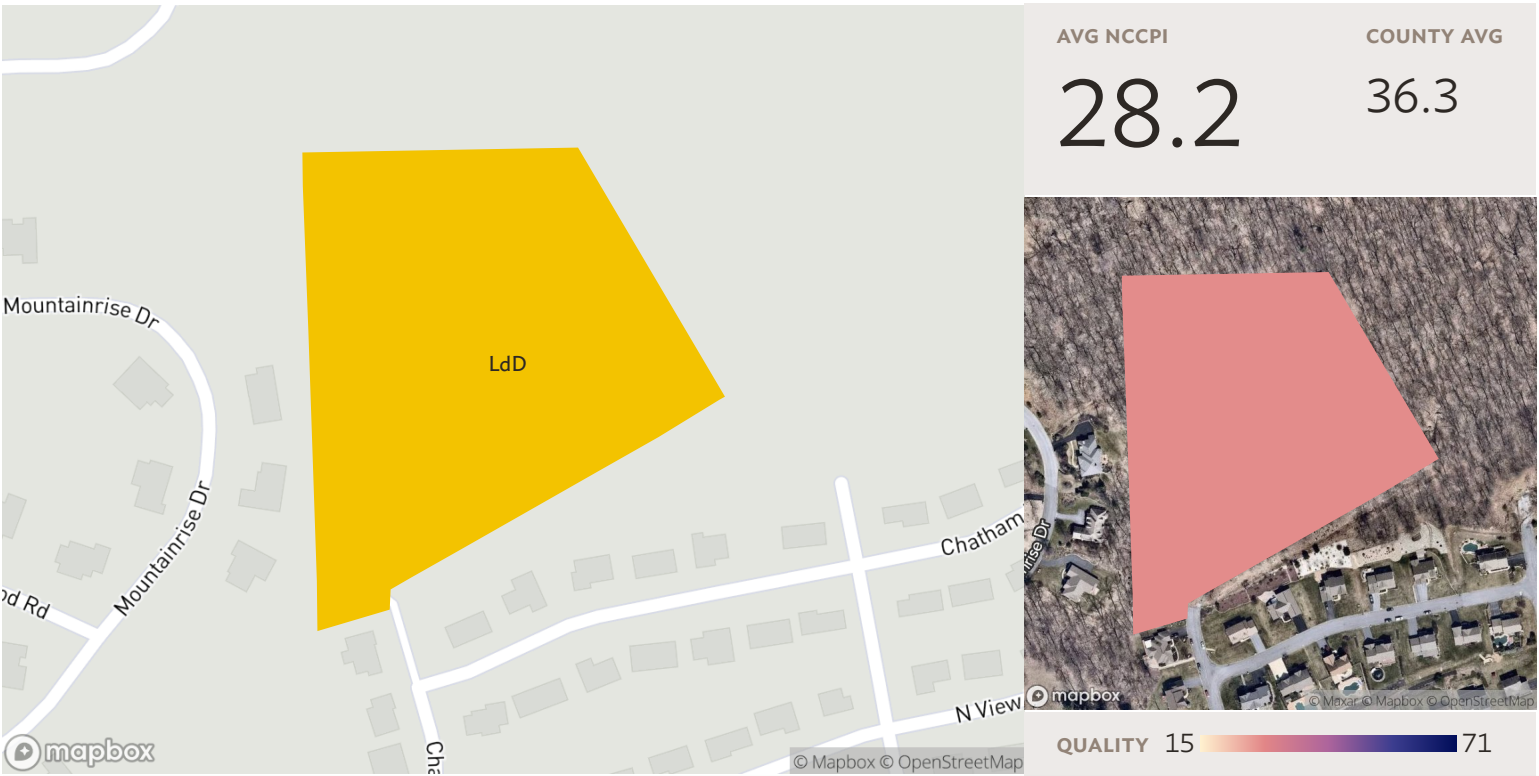
All fields

Source: NRCS Soil Survey

76 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ LdD	Laidig very stony loam, 8 to 25 percent slopes	53.39	70.5%	6	28.2
■ VsF	Very stony land, steep	22.35	29.5%		N/A
					19.9

2 fields, 76 acres in Dauphin County, PA



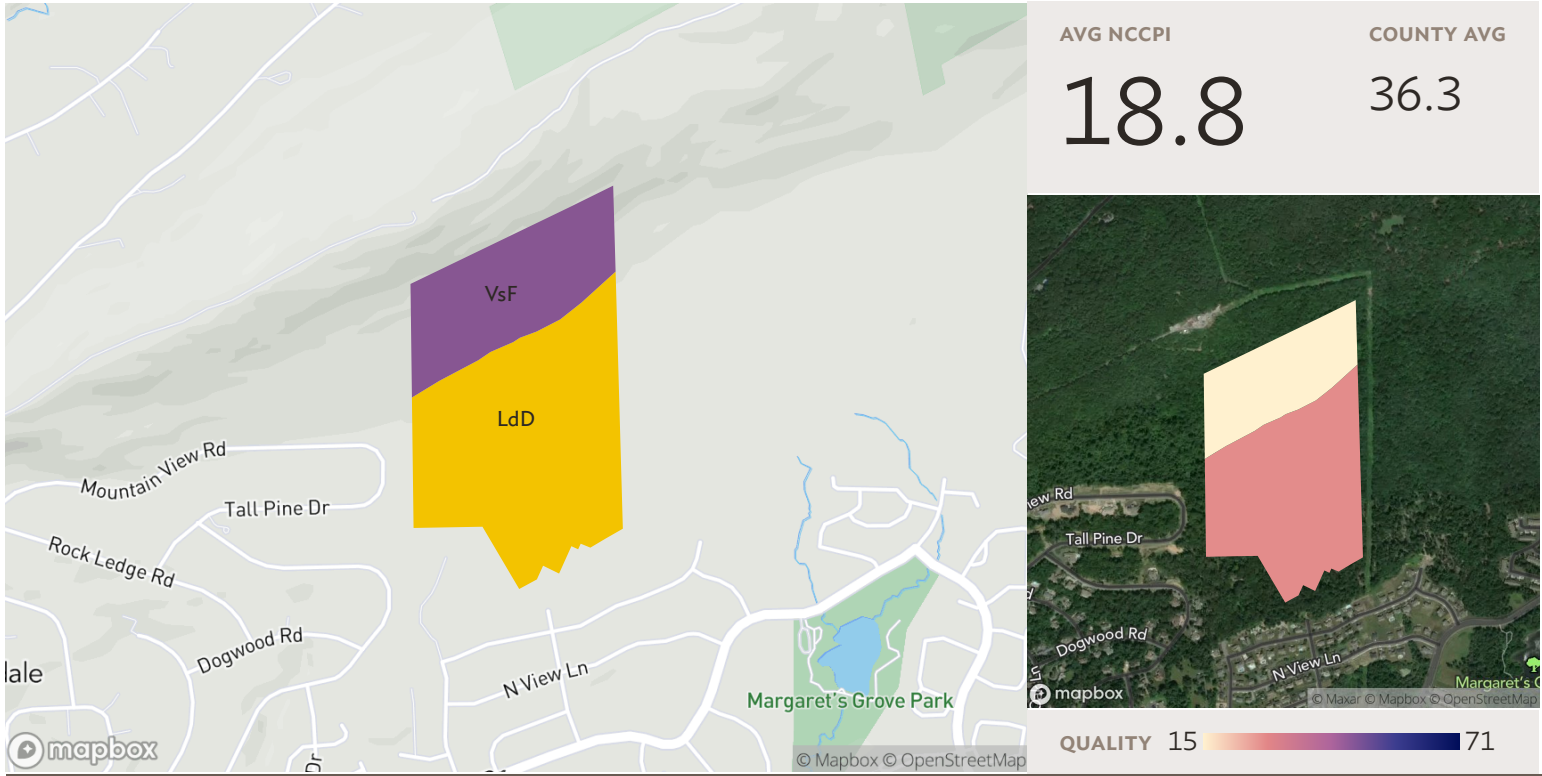
Field 1

Source: NRCS Soil Survey

9 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ LdD	Laidig very stony loam, 8 to 25 percent slopes	8.73	100.0%	6	28.2
					8.73
					28.2

2 fields, 76 acres in Dauphin County, PA



Field 2

Source: NRCS Soil Survey

67 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ LdD	Laidig very stony loam, 8 to 25 percent slopes	44.66	66.6%	6	28.2
■ VsF	Very stony land, steep	22.35	33.4%		N/A
					18.8

2 fields, 76 acres in Dauphin 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

76 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	75.74	100.0%

75.74

2 fields, 76 acres in Dauphin County, PA



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Source: FEMA National Flood Hazard Layer

Field 1

9 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	8.73	100.0%
			8.73	

2 fields, 76 acres in Dauphin County, PA



Legend

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*** 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

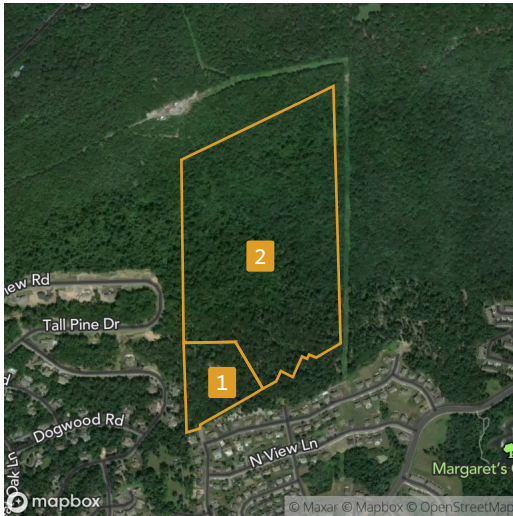
Field 2

67 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	67.01	100.0%

67.01

2 fields, 76 acres in Dauphin County, PA



All fields

76 ac.

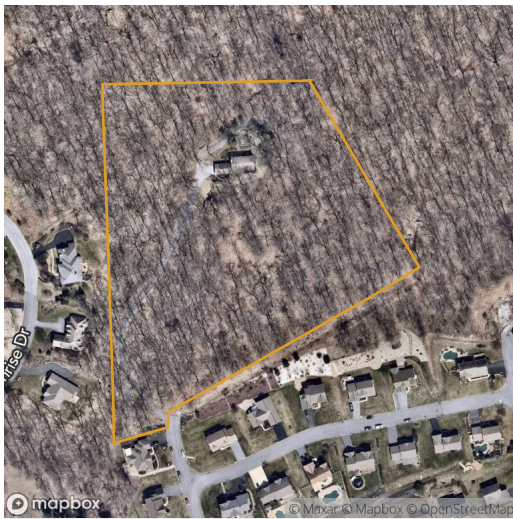


2022 2021 2020 2019 2018

■ Forest	97.1%	97.2%	97.4%	97.4%	99.3%
■ Other	2.9%	2.8%	2.6%	2.6%	0.7%



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.](#)



Field 1

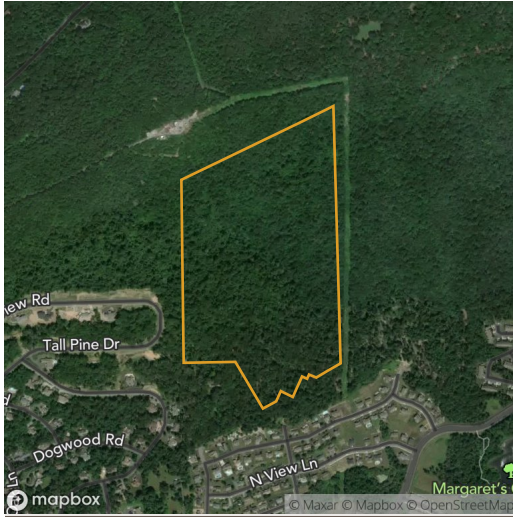
9 ac.



2022 2021 2020 2019 2018

■ Forest	75.7%	75.7%	78.2%	78.2%	94.2%
■ Non-Cropland	24.3%	24.3%	21.6%	21.6%	5.6%
■ Other	-	-	0.2%	0.2%	0.2%

2 fields, 76 acres in Dauphin County, PA



Field 2

67 ac.





	2022	2021	2020	2019	2018
■ Forest	99.9%	100.0%	99.9%	99.9%	100.0%
■ Other	0.1%	-	0.1%	0.1%	-

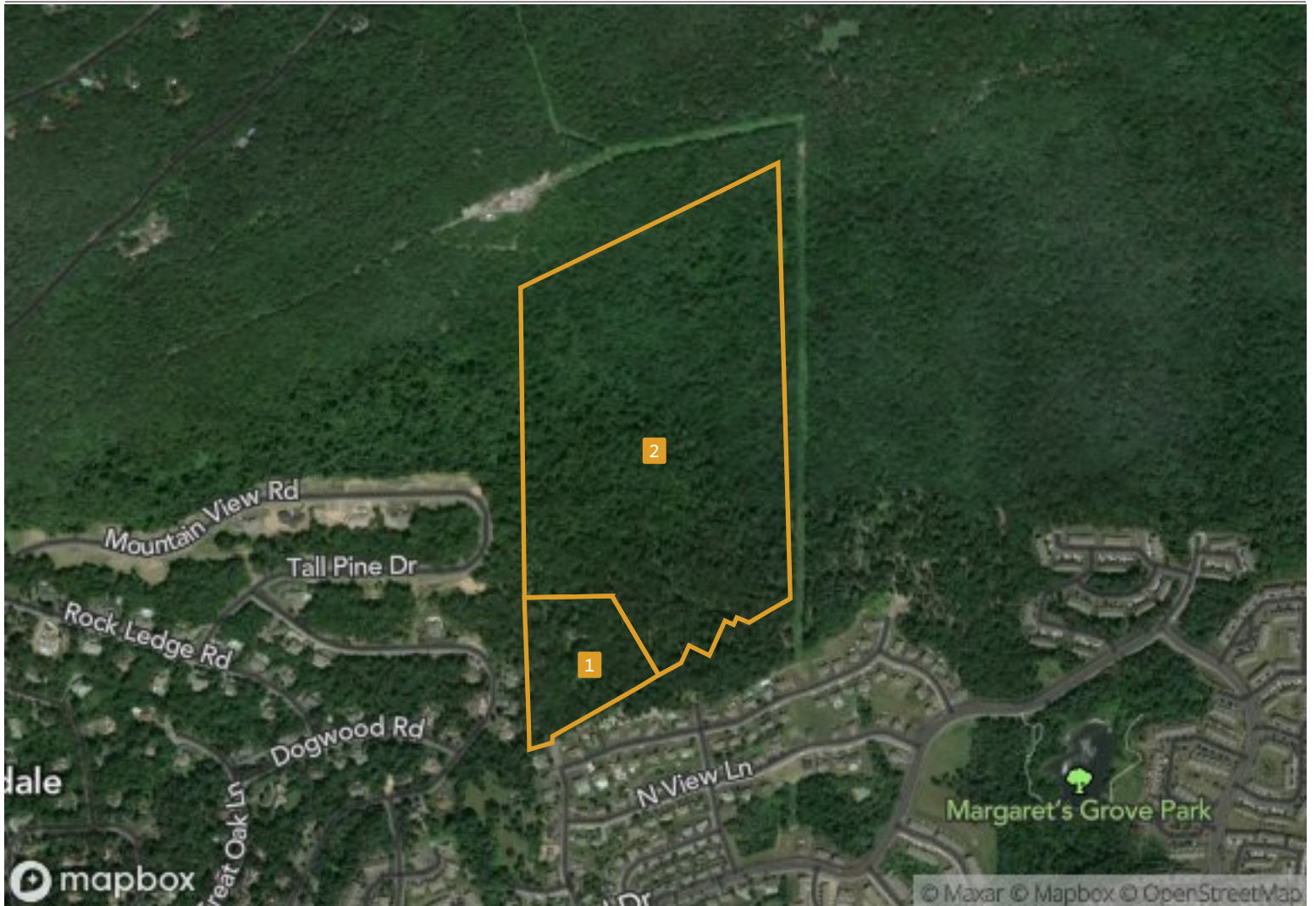
Source: NASS Cropland Data Layer

2 fields, 76 acres in Dauphin County, PA

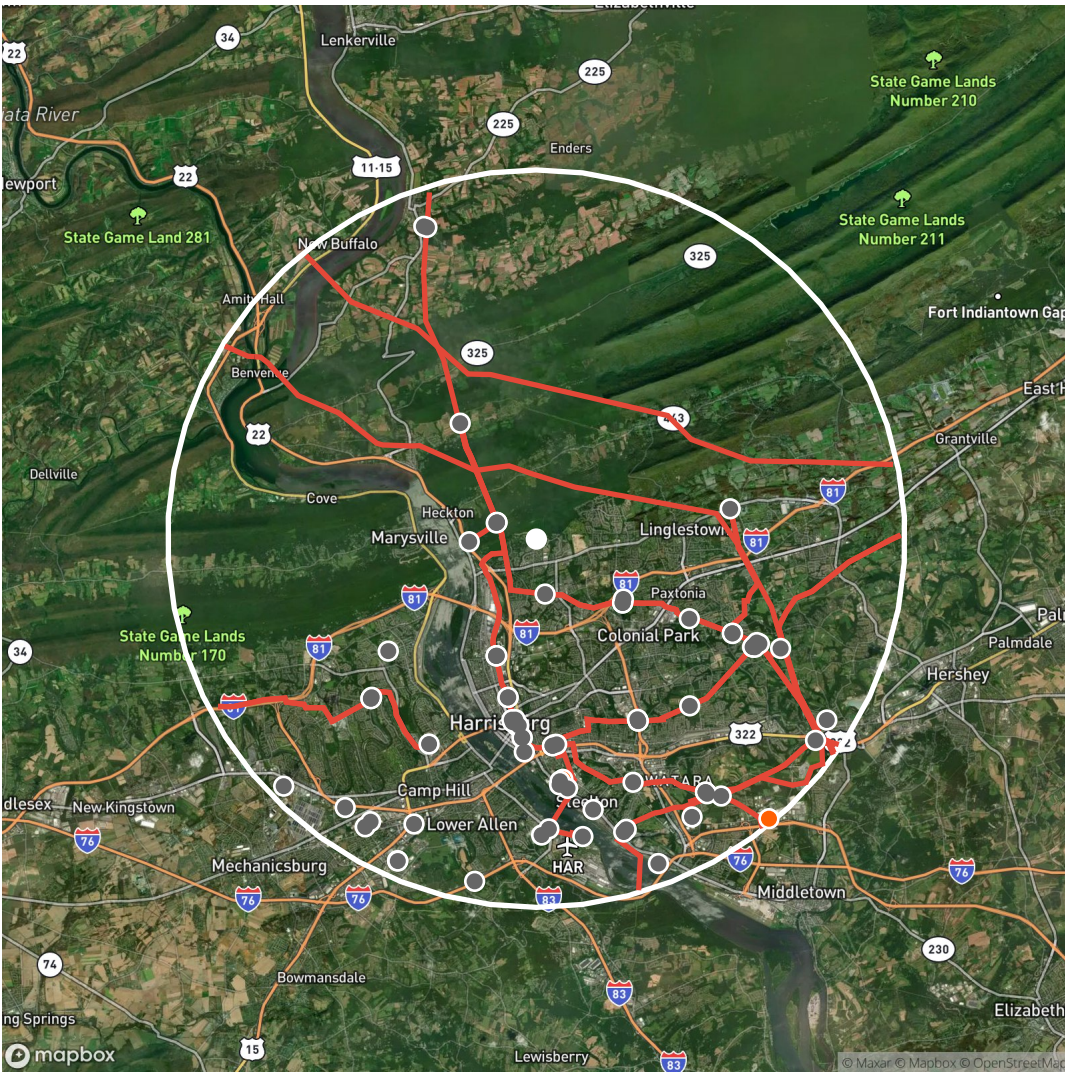
Dauphin County, PA

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	 8.73	7,115.67	229,400.00	APN: 620040210000000	KITLINSKI, PHILIP C & BLAIR C (02/07/2022)	3608 N PROGRESS AVE, HARRISBURG, PA 17110	Unknown
2	 67.01	145.79	144,400.00	APN: 620040280000000	KITLINSKI, PHILIP C & KAYE C (02/07/2022)	158 SWEETBRIAR LN, HALIFAX, PA 17032	Unknown

75.74



2 fields, 76 acres in Dauphin County, PA



Field 1 - 8.73 acres

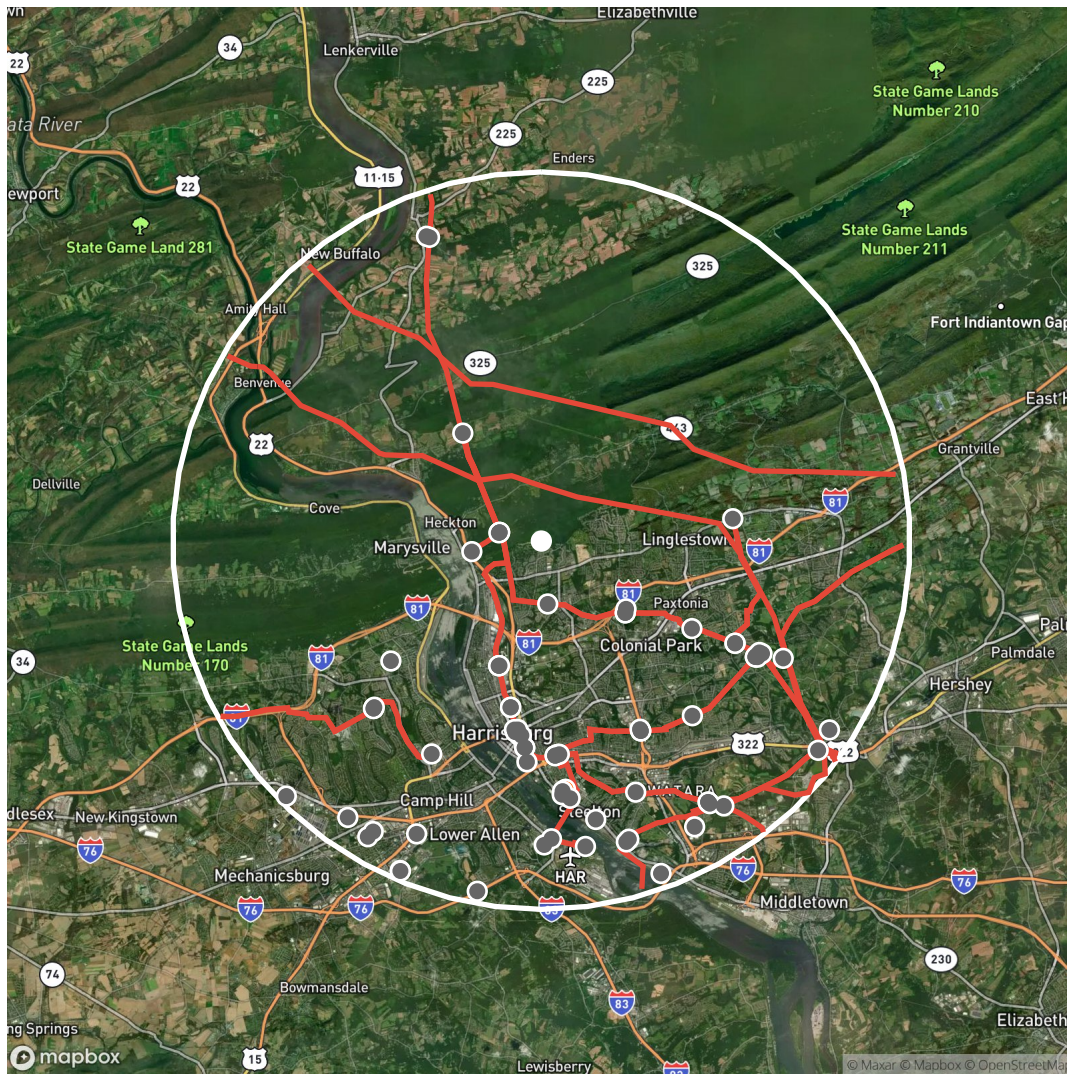
Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- 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)
Biodiesel Plant	1	9.52
Power Plant	4	5.1
Substation	72	1.16
Transmission Line	99	0.9

2 fields, 76 acres in Dauphin County, PA



Field 2 - 67.01 acres

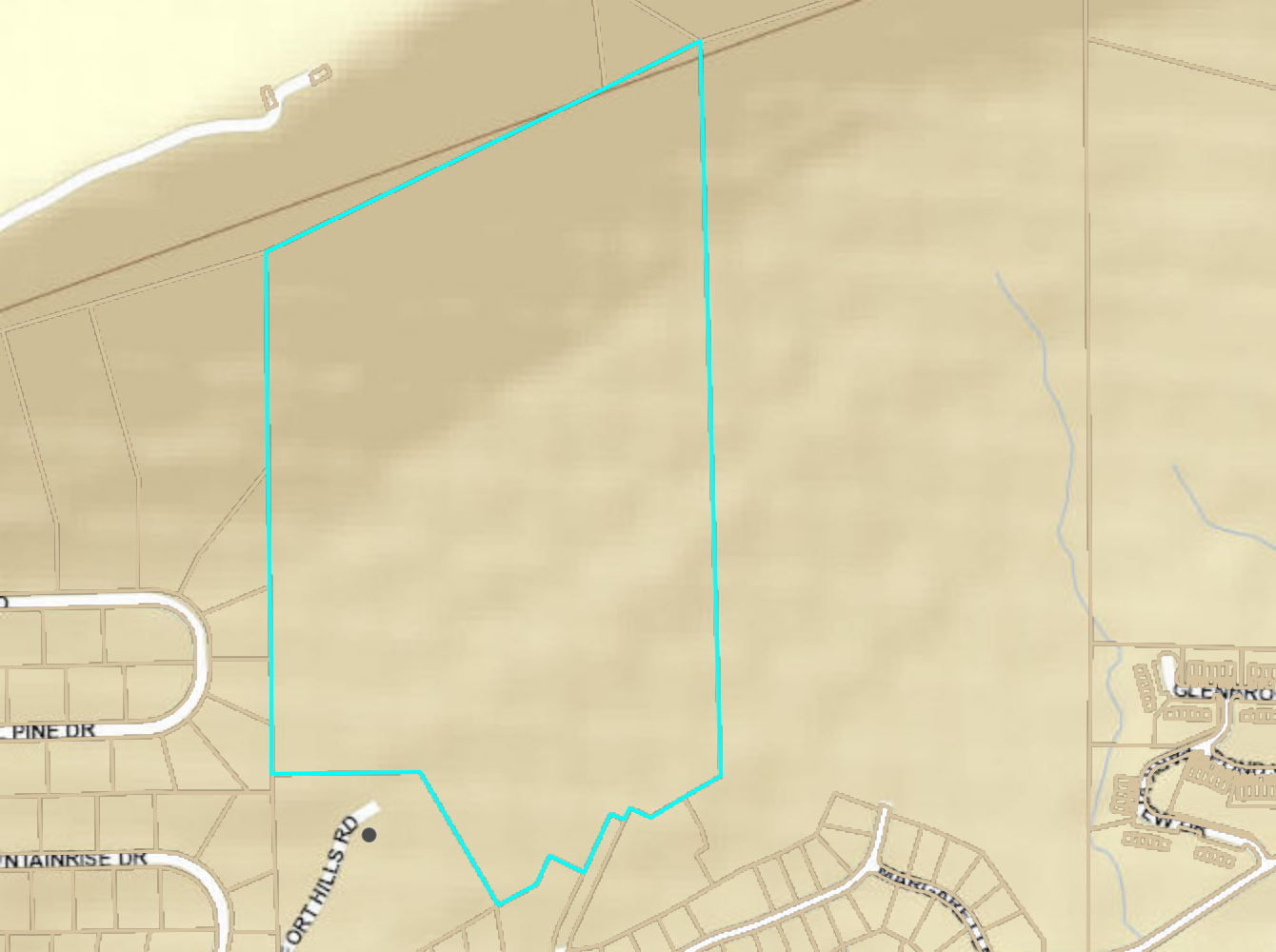
Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- 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)
Biodiesel Plant	1	9.74
Power Plant	3	5.32
Substation	72	1.16
Transmission Line	98	1.0





PINE DR

NIAINKISE DR

FORT HILLS RD

GLENBROOK

MARCO DR

Tax Parcel Map



10/24/2024, 4:01:59 PM

- Override 1
- Parcels

