

Jones Property

1876 Salem Road
Coopersburg, PA 18036
Springfield Township
Bucks County, Pennsylvania
Parcel #s: 42-004-088

Conservation Easement Baseline Documentation

November 28, 2011

Prepared by
Heritage Conservancy

Prepared for Owen and Penelope Jones (Grantors),
Heritage Conservancy (Grantee), Springfield Township and
Bucks County (Co-Grantees).



85 Old Dublin Pike
Doylestown, PA 18901
(215) 345-7020
(215) 345-4328

www.heritageconservancy.org



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Appendix A	Baseline Maps
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Appendix D	List of Invasive Plants

This report constitutes the Baseline Documentation prepared by Heritage Conservancy referred to in the Conservation Easement by and between by Owen and Penelope Jones (Grantors), Heritage Conservancy (Grantee), Springfield Township and Bucks County (Co-Grantees).

I. General Easement Information

A. Grantor(s)

Owen (Pete) and Penelope Jones
1876 Salem Road
Coopersburg, PA , 18036

B. Grantee(s)

Grantee

Heritage Conservancy
85 Old Dublin Pike
Doylestown, PA 18901

Co-Grantee

Springfield Township
2320 Township Road
Quakertown, PA 18951

Co-Grantee

County of Bucks
Open Space Program
The Almshouse
Neshaminy Manor Center
1260 Almshouse Road
Doylestown, PA 18901
215-345-3430

215-345-7020

C. Current Owner

Same as Grantor

D. Property Information

Parcel Number: 42-4-88
1876 Salem Road
Coopersburg, PA , 18036

Total Property acreage = 44.0986 acres

• Remaining Lands: 5.5862 acres

• Easement Area: 38.2905

Acreages derived from Exhibit B of the Easement

E. Baseline Property Visit

Investigator: James Thompson
Accompanied by: Owen Jones
Inventory Date: November 27, 2011

F. Current Use(s) of Property

- ☒ Residence
☐ Recreation
☒ Agriculture
☐ Municipal/gov't

- ☐ Preservation
☒ Wildlife
☒ Pasture
☐ Other:

- ☐ Development
☐ Commercial/Retail
☐ Industrial

G. Conservation Values of the Property

- | | |
|---|---|
| <input checked="" type="checkbox"/> Prime Agricultural soils: Classes 1-5; Prime Farmland and/or Farmland of Statewide Importance | <input type="checkbox"/> Historic/Archaeological |
| <input checked="" type="checkbox"/> Agricultural | <input checked="" type="checkbox"/> Natural resources |
| <input checked="" type="checkbox"/> Rural character | <input checked="" type="checkbox"/> Open space |
| <input type="checkbox"/> Public education/recreation | <input checked="" type="checkbox"/> Wildlife |
| <input checked="" type="checkbox"/> Significant ecosystem | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Scenic views | |

As stated in the 2011 Conservation Easement, the property possesses significant natural, scenic, agricultural, open space values (collectively, "Conservation Values") of great importance to owner, Conservancy, Township, the people of Bucks County, and the people of the Commonwealth of Pennsylvania; the preservation and conservation of which will yield significant public benefit for reasons herein described:

- (a) to protect agricultural lands, especially those with high percentages of prime agricultural soils and working farms
- (b) to protect scenic landscapes
- (c) to preserve natural and cultural resources including woodlands, riparian corridors, headwater areas and the broad range of scenic and historic landscape which define the character of Springfield
- (d) to protect open space
- (e) to protect water resources including surface and groundwater
- (f) to preserve biodiversity including preservation and restoration of a variety of natural landscapes/habitats, including woodlands, successional lands, meadows, old fields, thickets, wetlands, springs and spring runs, streams and riparian corridors, and specimen vegetation

The following Conservation Values, observed on the property at the time the conservation easement was placed, are documented and described in this Baseline Documentation report.

- Permanently preserve approximately 38.2905 acres of open space and rural character in Springfield Township
- Protect NWI Wetlands
- Protect farmland that contains prime agricultural soils and farmland soils of Statewide importance
- Preserve local groundwater reserves and protect water quality of the Upper Tohickon Creek Watershed, a Trout Stocking Fishery (TSF) by *Pennsylvania Code* Chapter 93 Water Quality Standards (25 Pa. Code §93.a-z), Drainage List E
- Permanently preserve over 550 feet of scenic view along Salem Road for the enjoyment of the general public traveling these thoroughfares
- Protect a relatively natural habitat of fish, wildlife or plants, or similar ecosystem

(Heritage Conservancy refrains from giving specific legal, financial and tax advice and recommends that each party to a conservation easement transaction obtain independent legal advice. Heritage Conservancy does not make assurances to whether a conservation easement donation will be deductible, what monetary gift the IRS and/or state will accept, what the resulting tax benefits of the deduction will be, or whether the donor's appraisal is

accurate. Furthermore, this Baseline Documentation is not a Phase I Environmental Assessment.)

II. Supporting Documentation

A. Baseline Information on File

	On File at "the office of the Holder"	Recommend Acquiring
<input checked="" type="checkbox"/>	Surveyed site plan: entitled Conservation Easement Plan, Jones Property Salem Road, T.M.P. #s 42-4-88, Sheet 1 of 1, dated October 31, 2011 created by C. Robert Wynn Associates, Inc. (Exhibit B of the Easement)	<input type="checkbox"/>

B. Baseline Maps

	Included in Appendix A of this Baseline Documentation	Recommend Acquiring
<input checked="" type="checkbox"/>	Location Map: Data Sources: Parcels – Next Level Mapping, Inc. 1997; Municipal Boundaries – PA DOT; Local Roads Names – US Census Bureau	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Reduced Map of Exhibit B of the Easement entitled : Conservation Easement Plan, , Jones Property Salem Road, T.M.P. #s 42-4-88, Sheet 1 of 1, dated October 31, 2011 created by C. Robert Wynn Associates, Inc. (Exhibit B of the Easement)) <i>(full-scale maps are available at Heritage Conservancy or the County Courthouse, Recorder of Deeds. Please use full scale map for land planning and compliance with the easement restrictions.)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2005 Aerial Photo: Data Sources: Parcels – Next Level Mapping, Inc. 1997; 2010 Aerial Photo – DVRPC, Property boundary and Remaining Lands based on Heritage Conservancy field data and Conservation Easement Plan Map Exhibit B.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Topographic Map: Data Sources: Parcels – Next Level Mapping, Inc. 1997; Topographic Basemap - USGS Allentown East 1992, Hellertown 1999, and Quakertown 1994. Slopes derived from 10 meter USGS digital elevation model	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Soil Map: Data Sources: Parcels – Next Level Mapping, Inc. 1997; Soils -USDA/Natural Resource Conservation Service 2004	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Natural Features Map: Data Sources: Parcels – Next Level Mapping, Inc. 1997; Roads – derived from Next Level Mapping, Inc. 1997 parcel data; Streams and Floodplains -PADEP; Wetlands - USFWS; Geology - DCONR/PA Geologic Survey; Natural Areas - BCPC	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Photograph Location Map: Data Sources: Parcels – Next Level Mapping, Inc. 1997; 2010 Aerial Photo – DVRPC; Remaining Lands based on Heritage Conservancy field data and	<input type="checkbox"/>

<p>Conservation Easement Plan Map Exhibit B: Photograph Location and Direction ~ Heritage Conservancy</p> <p>Photographs were taken from fixed points on property & numbered 1-87.</p> <p>These unaltered, digital photographs accurately represent the condition of the property as of November 27, 2011.</p>	
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The data displayed on these maps are regional in nature and are not suited for use in site-specific studies. Parcel lines, property boundaries, floodplains, roads, and other data were obtained from third party sources. These data are only approximate and are shown for illustrative purposes only. Heritage Conservancy makes no representation about the accuracy or currency of these data. The user shall hold Heritage Conservancy harmless from any suits, claims or actions arising out of the use of this map or accompanying documentation.

C. Baseline Photographs

Photograph Documentation

See Appendix B for color photographs taken during the baseline property visit and the Photograph Location Map in Appendix A for the approximate location and direction of these photographs.

D. Other (known) significant information

Natural Resources

Yes No

- ☒ ☐ Other deed restrictions, covenants, easements:
If yes, list: Act 319 and 100-foot-wide Metropolitan Edison power line easement
Comments:
- ☒ ☐ Forest Management Plan:
If yes, ☒ not available ☐ reviewed, if so: compliant w/ CIE? ☐ yes ☐ no
Comments:
- ☒ ☐ Within a county or local Natural Area or Natural Resource Inventory site:
If yes, list: Upper Tohickon Creek Conservation Landscape
Comments:
- ☐ ☒ Within an Audubon Important Bird Area:
If yes, list:
Comments:
- ☐ ☒ Within an Important Mammal Area:
If yes, list:
Comments:
- ☐ ☒ Within a National Registry of Natural Landmarks:
If yes, list:
Comments:
- ☒ ☐ National Wetlands Inventory on property:
If yes, list: please see Natural Features Map
Comments:
- ☐ ☒ Within vicinity of Pennsylvania Natural Diversity Index (PNDI) site:
If yes, list regulatory agencies:
Comments:
- ☒ ☐ Pennsylvania Code Chapter 93 Water Quality Standards (25 Pa. Code §93.2-a-z):
If yes, ☐ EV ☐ HQ ☐ CWF ☒ MF
Comments: Upper Tohickon Creek Watershed
- ☐ ☒ Class A Wild Trout Stream

- ☐ ☒ If yes, list:
 Comments:
 PA Wilderness Trout Stream
 If yes, list:
 Comments:
☐ ☒ PA Special Regulation Areas
 If yes, list:
 Comments:
☐ ☒ Stream sections that support natural reproduction of trout
 If yes, list:
 Comments:
☐ ☒ Within or in proximity to National or State Wild or Scenic River site
 If yes, list:
 Comments:
☐ ☒ Physically or ecologically connected to a local, state, national park; nature preserve;
 wildlife refuge; wilderness area or similar conservation area
 If yes, list:
 Comments:

Agricultural Resources

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Prime Agricultural Preserve (Bucks County Planning Commission, 2001) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Secondary Agricultural Preserve (Bucks County Planning Commission, 2001) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Agricultural Security Area (Bucks County Planning Commission, 2001) |

Other

- | Yes | No | |
|--------------------------|-------------------------------------|--------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other: |

III. Existing Property Conditions

A. Property Boundaries

Boundaries of easement at the time of the baseline site visit:

At the time of the baseline site visit, Posted signs marked most of the property boundary lines. Also stone walls follow the boundary in several locations but do not necessarily mark the boundary line.

- The northwest boundary of the property is located very close to a stone wall. This property line also cuts diagonally through the transmission line right-of-way (ROW) and continues along the north side of the ROW.
- The western boundary is by stone walls that are located entirely within the Property
- The southwest portion of the southerly boundary is partially bordered by a stone wall.

Corners of easement:

At the time of the baseline site visit, all of the corners of the property were marked with corner stones, iron pipes and/or survey stakes with pink ribbon. The corner of the Remaining Land was not marked the time of the baseline site visit. The location of these markers is shown in Appendix B, Property Photos, and the corresponding Photo Location Map in Appendix A.

B. Man-Made Elements

Based on the baseline inventory, the following Improvements/structures were observed in the easement area

- Farm lane
- Post and rail fence
- Stone walls
- Transmission lines and Towers
- Utility lines and poles
- Trails
- Well head
- Wall surrounding spring
- Old bottle dump

List livestock, domestic animal breeding/boarding in the easement area at the time of the baseline site visit:

None

C. General Property Description

The Jones property consists of approximately 44.0986 acres with a 5.5862 acre area surrounding the buildings referred to as the Remaining Lands. The Conservation Easement area consists of approximately 38.2905 acres. The property is mostly wooded with some pasture areas that gently slope from northeast to southwest. The property is bordered on the east by Salem Road and to north by a Met Ed Transmission Line.

D. Natural Resources

Geology

The majority of the property consists of Diabase formation. According to the Pennsylvania Department of Environmental Resources (PADER), 1982 Environmental Geology Report 1, *Engineering Characteristics of the Rocks of Pennsylvania*, Diabase rock, a dark gray, relatively massive (unfractured) igneous formation of low permeability that retards downward movement of groundwater and keeps most contamination shallow (within 20 feet of the surface). While water on the surface usually does not percolate well enough to contribute to groundwater reserves, this low permeability can also prevent potential contamination from reaching those reservoirs. Diabase boulder outcrops, exposed by weathering of the softer intruded rocks, are abundant throughout most of the site area. The diabase rock sheet, in addition to the site's soil characteristics, create a perched water table that commonly supports wetlands, and in this case several vernal pools and at least one vernal pond. Further, soils derived from diabase have an unusual chemistry, which usually makes the land unsuitable for agriculture, but may support habitat for rare plant and animal communities that require those unusual conditions.

Please see the Natural Features Map in Appendix A of this Baseline Documentation for the location and extent of geologic cover for the property.

Soils

The property contains important soils for preservation, such as Prime Farmland, Farmland of Statewide Importance, and hydric soils. The location and extent of all soil types mapped on the property by the Natural Resource Conservation Service (NRCS) are shown on the Soils Map in Appendix A.

These soil types can be used to predict the suitability of a particular area for various land uses, such as cropland, forestry, septic, groundwater recharge and can be used to guide management strategies for the proper care of this valuable resource. A full description of each soil type can be obtained from your local Natural Resource Conservation Service office.

Hydrology

The watercourses and hydrologic features known to occur on the Easement Area include the following.

- Hickon Creek a tributary to the Upper Tohickon Creek
- seasonally wet areas
- small pond
- NWI wetlands
- drainage channels and roadside swales
- hydric soils.

The Property contains a headwater tributary of the Upper Tohickon Creek, which is identified as a Trout Stocking Fishery (TSF) by *Pennsylvania Code* Chapter 93 Water Quality Standards (25 Pa. Code §93.a-z.). A Trout Stocking Fishery is designated for its maintenance of stocked trout from February 15 to July 31 and maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.

The location and extent of hydric soils as mapped by the NRCS are visible on the Soil Map in Appendix A. All other hydrologic features are not readily visible on the GIS-based maps in Appendix A.

Vegetation

The property consists of mixed deciduous forest with a variety of hard and soft mast producing trees and standing and downed dead wood, successional forest, swamp forest, riparian forest, areas with a dense shrub layer, hedgerows, and agricultural fields.

Approximately 22 acres lying along the southern and western property lines consists of swamp forest dominated by young ash and red maple tree with scattered large specimens of pin oak, swamp white oak and elm. Shrubs include winterberry holly, swamp rose, button bush, highbush blueberry, arrow-wood viburnum and spice bush. The herbaceous layer contains typical native wetland species including sedges, wool-grass, wood reedgrass, rice cutgrass, skunk cabbage, northern blueflag, jewelweed, tear-thumb, marsh purslane, turtlehead, purple-stemmed aster, begger ticks, water-horhound, marsh-marigold, water-hemlock, water-parsnip, bur-reed, scoring bush, sensitive fern and royal fern.

The natural vegetative communities contain a mixture of native and non-native species. Invasive Plants, as listed in Appendix D, were not observed to be planted on the property. Invasive Plants and other non-native species appear to have become naturalized. Please see the Orthophoto Map in Appendix A for the location and extent of the vegetative communities observed on the property.

Wildlife

The property contains specific habitat elements for a multitude of our region's flora and fauna. This ecologically diverse area includes intermittent drainage channels, forested wet areas, NWI Wetlands, hydric soils, steep slopes, oak-beech deciduous forest (with a variety of hard and soft mast producing trees and standing and downed dead wood), successional forest, riparian forest, areas with a dense shrub layer, hedgerows and meadow. These various features suggest that the property provides critical habitat components vital to the survival of myriad wildlife, including breeding birds, mammals, reptiles, amphibians, fishes and invertebrates. Cavity trees and declining or dead trees located on the property are useful as foraging areas, protective cover and places to raise young for many small mammals, birds, reptiles and invertebrates.

Some examples of wildlife that could be supported by the habitat on the property are listed below.

- **Mammals:** whitetail deer, red fox, coyote, skunks, opossum, raccoon, ground hog, eastern cottontail, squirrels, eastern chipmunk, voles, mice, bats
- **Reptiles:** snapping turtle, box turtle, black rat snake, eastern garter snake
- **Amphibians:** red-backed salamanders, pickerel frogs, spring peepers, northern gray tree frog, wood frog, American toad, long tail salamanders, and northern dusky salamanders
- **Birds:** red-tailed hawk, Cooper's hawk, American kestrel, black vulture, turkey vulture, great horned owl, eastern screech owl, wild turkey, mallard, Canada geese, green heron, great blue heron, red-winged blackbird, woodpeckers, eastern bluebird, nuthatches, chickadee, blue jay, northern cardinal, American robin, crows, mourning dove, swallows, wrens, various sparrows and finches.

Presence of specific plant, animal or habitat, threatened, rare or protected

Using the Pennsylvania Natural Heritage Program website (<http://www.naturalheritage.state.pa.us>) a search of the Pennsylvania Natural Diversity Index (PNDI) was conducted to determine whether

any species of special concern are currently or historically extant within the vicinity of this property. The results of the search reported no impacts. Please see attached Appendix C for further information.

E. Scenic Values

The property contains scenic views of agricultural land with a forested backdrop along Salem Road. Protection of these features will preserve the rural character of the township. The property contains approximately 550 feet of road frontage along Salem Road.

F. Proximity to Other Preserved Lands

The Jones property is not directly adjacent to other preserved properties, but the township hopes to continue to preserve land in the immediate area eventually creating a link to a large area of preserved land to the east of the Jones property.

In 2000, Heritage Conservancy identified the Cooks Creek watershed as one of its officially recognized Lasting Landscapes®. Working with the state, county and local municipalities, the Conservancy has been able to protect over 1000 acres in the Cooks Creek watershed and continues to identify and work to protect significant properties in this area.

G. Resource Protection and Permanent Open Space

The preservation of the property is consistent with the following local comprehensive and open space plans:

- Advance the goals of the Springfield Township's 2002 Comprehensive Plan, including:
 - 1) Protect significant natural features and natural resources such as floodplains, woodlands, steep slopes, sensitive wildlife habitat and bodies of water (and correlating objectives of prioritizing Cooks Creek Watershed for preservation and protection; and preserving natural corridors throughout the township to allow for the movement of wildlife and link habitat areas)
 - 2) Promote open space and farmland preservation that contributes to the overall rural character of Springfield Township (and correlated objectives of encouraging farmland preservation through conservation easement purchase or donation)
 - 3) Maintain scenic views and scenic vistas that add to the pastoral character of the township.
- Advance the regional goals and objectives adopted by the 1999 Bucks County Natural Resources Plan for the protection of prime agricultural soils, ground water, natural areas and open space resources, and the prevention of excessive soil erosion & sedimentation and impervious coverage and protect the Cooks Creek Watershed, assigned a Priority Level 1 for protection in the Bucks County Natural Resources Inventory, 1999.
- Advance the goals of the Springfield Township's 2009-2010 Open Space a Plan, including:
 - **Natural Resources**

- **Goal:** Protect significant natural features and natural resources such as floodplains, woodlands, steep slopes, sensitive wildlife habitat, and bodies of water.
- **Open Space & Farmland Preservation**
 - **Goal:** Promote open space and farmland preservation that contributes to the overall rural character of Springfield Township.
- **Scenic Resources**
 - **Goal:** Maintain scenic views and scenic vistas that add to the pastoral character of the Township.

IV. Provisions and Restrictions of the Easement

A. Conflicting Pre-existing Conditions

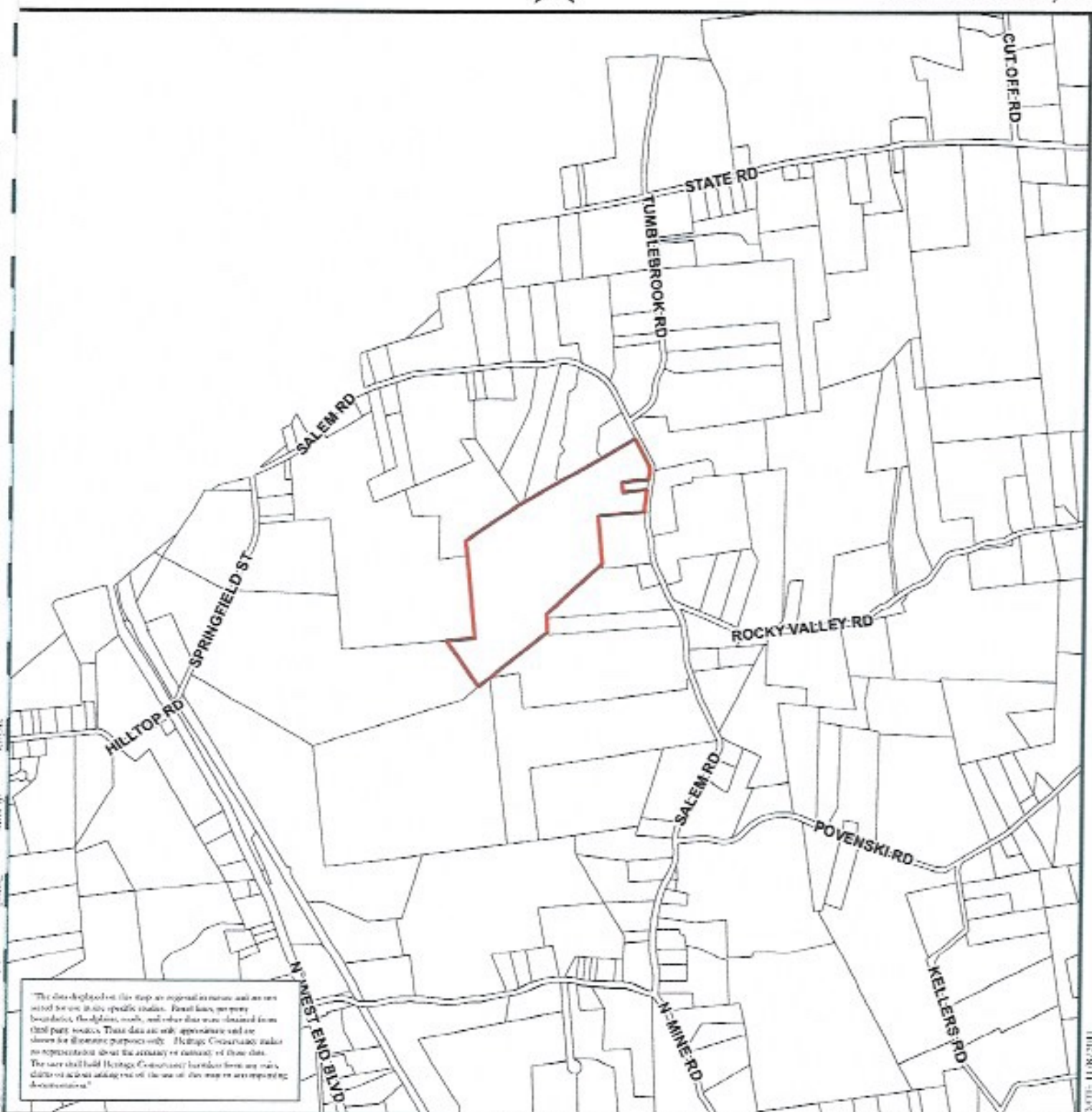
At the time of the baseline site visit there were no conflicting pre-existing conditions.

Appendix A

Baseline Maps

JONES PROPERTY LOCATION MAP

PARCEL #42-4-88
SPRINGFIELD TOWNSHIP
BUCKS COUNTY, PA



This data displayed on this map is registered as true and accurate for use in site-specific studies. Parcel lines, property boundaries, the address, roads, and other data were obtained from third party sources. These data are only approximate and are shown for illustrative purposes only. Heritage Conservancy makes no representation about the accuracy or reliability of these data. The user shall hold Heritage Conservancy harmless from any claims, damages or actions arising out of the use of this map or accompanying documentation.



Legend

- Property
- Parcel Boundaries

Data Sources: Parcels - Next Level Mapping Inc. 1997



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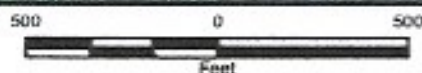


**SITE
LOCATION**

DATE: 11/06/2011

JONES PROPERTY 2010 AERIAL PHOTO

PARCEL #42-4-88
SPRINGFIELD TOWNSHIP
BUCKS COUNTY, PA



Legend



Property



Remaining Lands

Parcel Boundaries

Data Sources: Parcels - Next Level Mapping Inc. 1997, 2010 Aerial Photo - DVRPC,
Property Boundary and Remaining Lands - Heritage Conservancy



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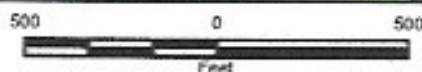
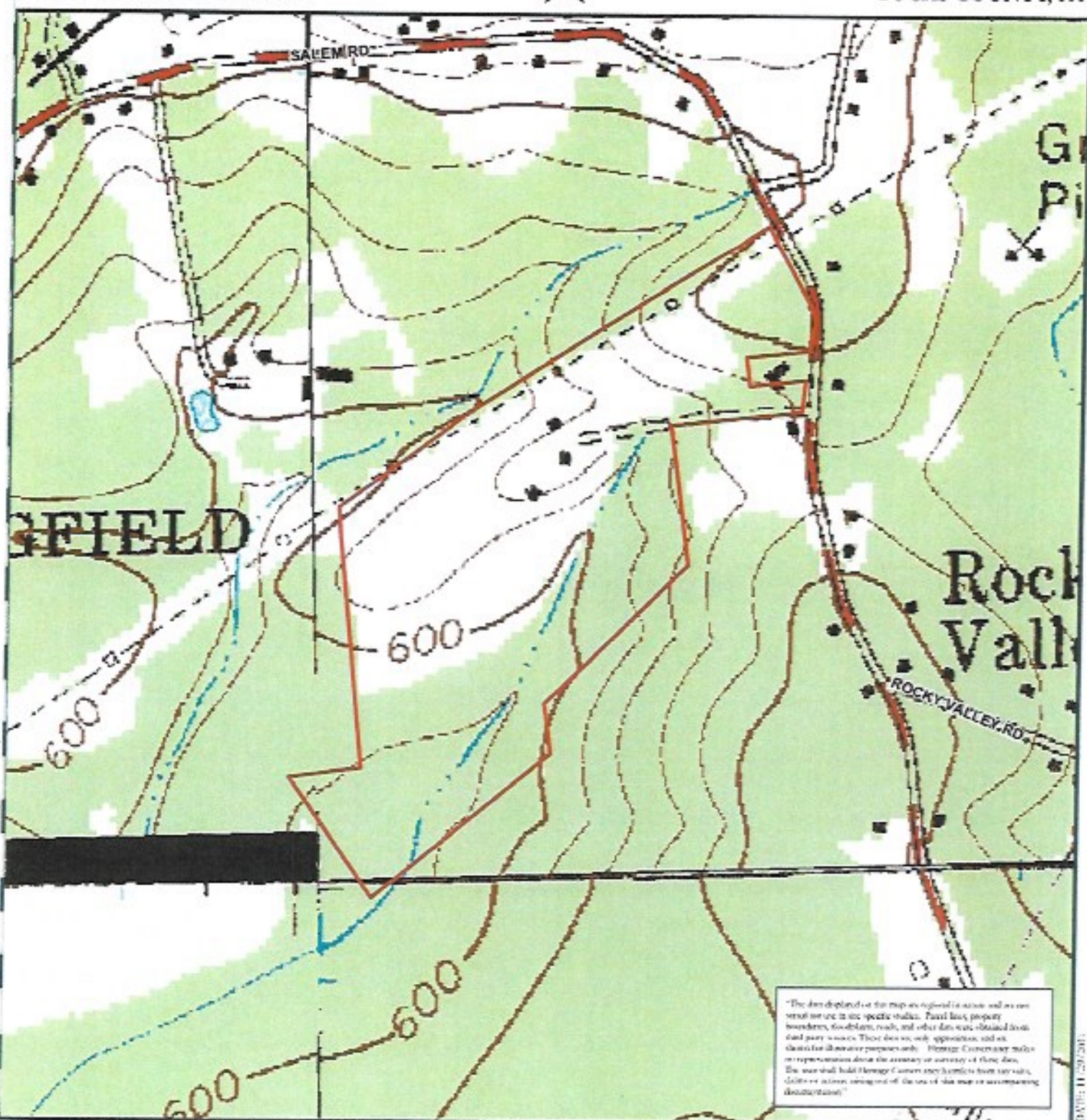
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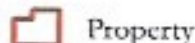
**SITE
LOCATION**

JONES PROPERTY TOPOGRAPHIC MAP

PARCEL #42-4-88
SPRINGFIELD TOWNSHIP
BUCKS COUNTY, PA



Legend



Property

Data Sources: Property Boundary - Heritage Conservancy,
Topo - USGS Allentown East 1992, Hellertown 1999,
Milford Square 1992, and Quakertown 1994 Quads



SITE
LOCATION



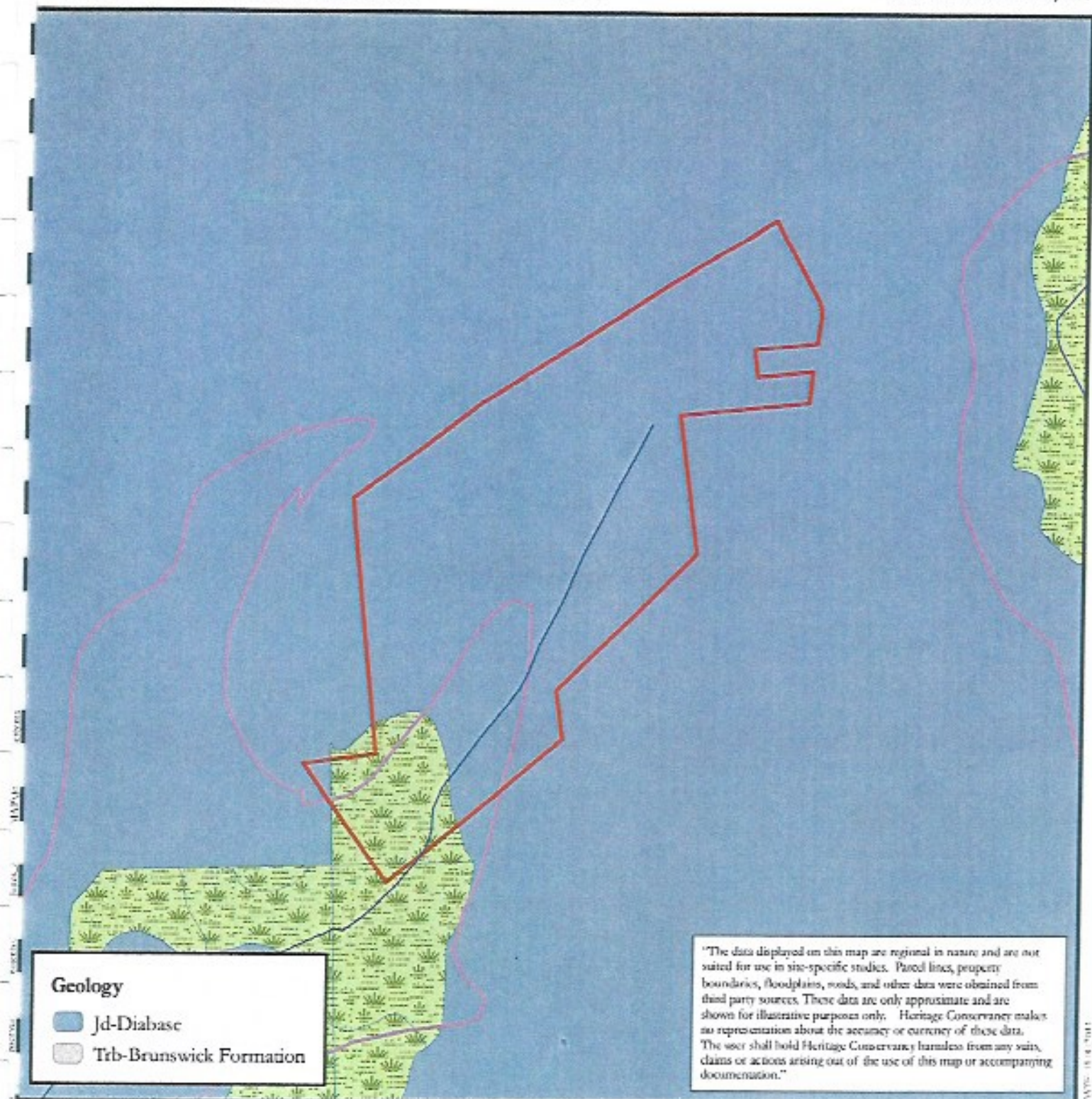
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JONES PROPERTY NATURAL FEATURES MAP

PARCEL #42-4-88
SPRINGFIELD TOWNSHIP
BUCKS COUNTY, PA



85 Old Dublin Pike
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Legend

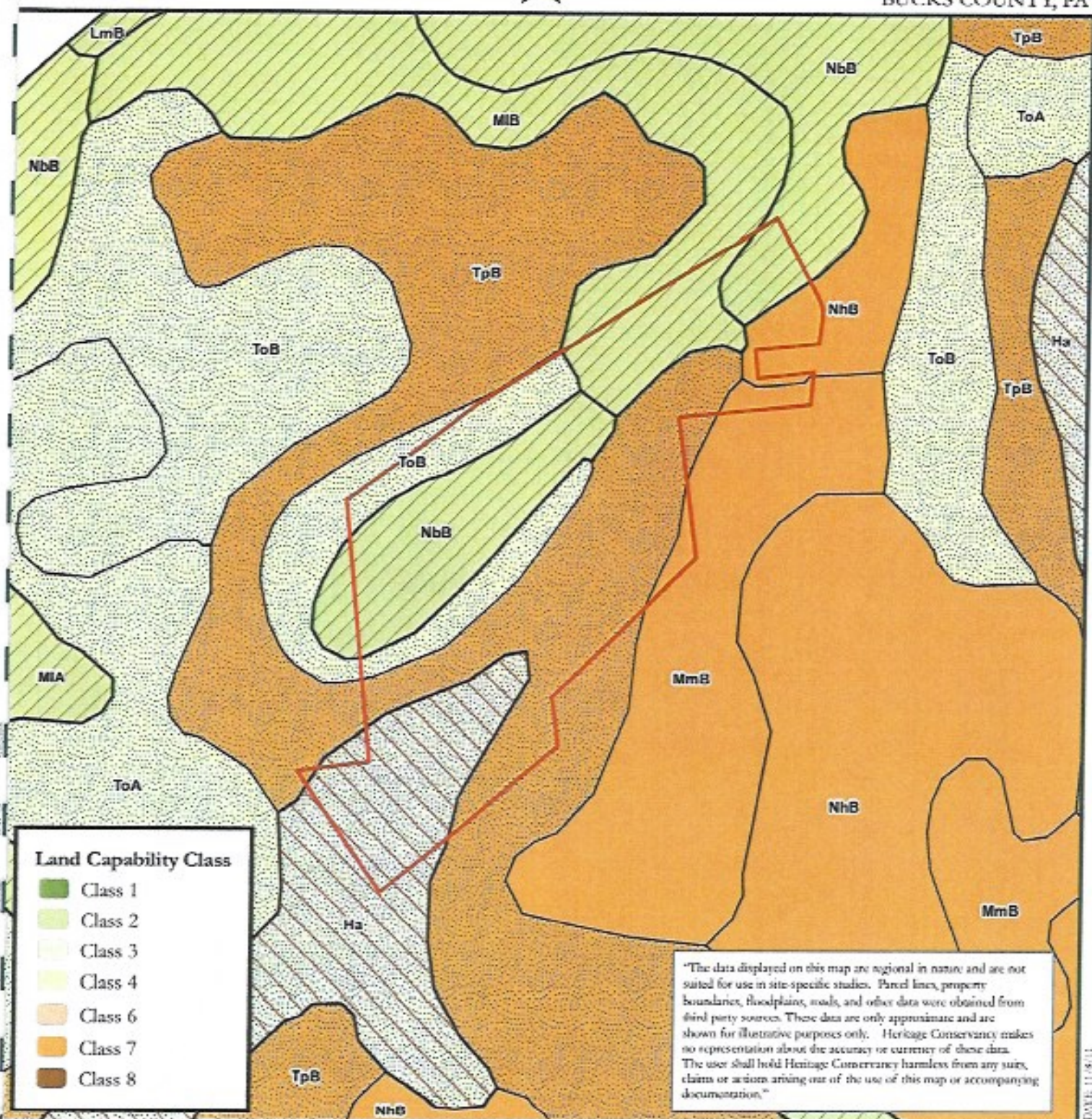
- Property
- 100 Year Floodplain
- Natural Areas
- Streams
- NWT Wetlands

Data Sources: Property Boundary - Heritage Conservancy,
Streams and Floodplains - PADEP, Wetlands - USFWS,
Geology - DCNR/PA Geologic Survey, Natural Areas - BCPC



JONES PROPERTY SOILS MAP

PARCEL #42-4-88
SPRINGFIELD TOWNSHIP
BUCKS COUNTY, PA



Land Capability Class

- Class 1
- Class 2
- Class 3
- Class 4
- Class 6
- Class 7
- Class 8

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500 0 500
Feet

Legend

- Property
- Surface Water
- Steep Slope Soils
- Hydric Soils
- Prime Farmland
- Farmland of Statewide Importance

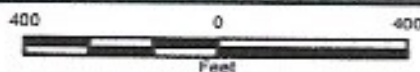
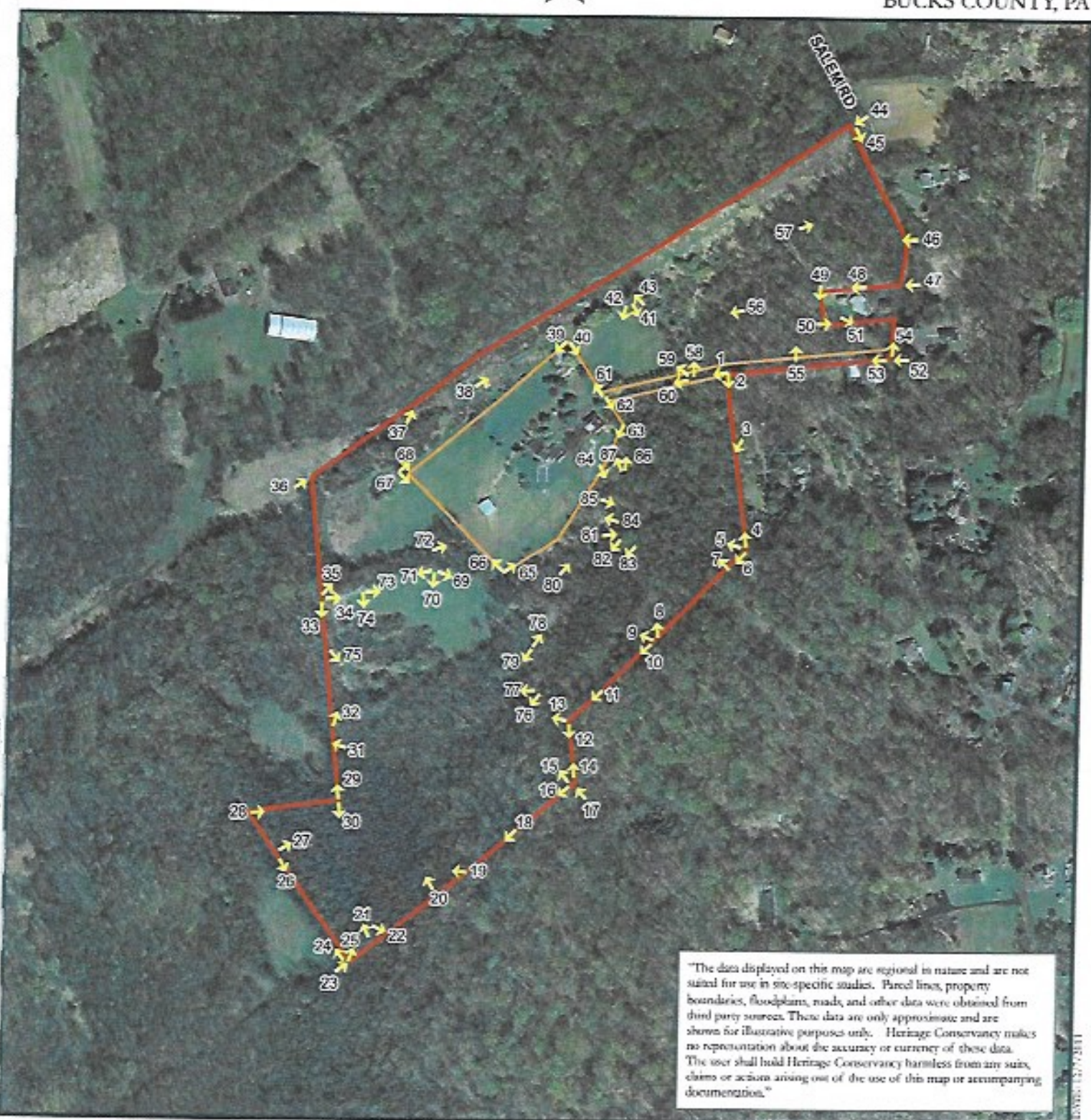
Data Sources: Property Boundary - Heritage Conservancy,
Soils - USDA/Natural Resources Conservation Service 2004




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JONES PROPERTY PHOTO LOCATION MAP

PARCEL #42-4-88
SPRINGFIELD TOWNSHIP
BUCKS COUNTY, PA



Legend

- Property
- Remaining Lands

▶ Photo Location

Data Sources: 2010 Aerial Photo - DVRPC, Photo Locations, Property Boundary, and Remaining Lands - Heritage Conservancy



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