Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA	A portion of Lots 67, 90 and 91, Property of Joseph S, Mozino, Section B, as described in the Deed recorded in Volume 1503, Pages 2394 through 2400, in the Office of the Recorder, Delaware County, Pennsylvania
	COMMUNITY NO.: 420428	
AFFECTED MAP PANEL	NUMBER: 42045C0008D	The portion of property to be removed from the SFHA is more particularly described by the following metes and bounds:
	NAME: DELAWARE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	
	DATE: 9/30/1993	
FLOODING SOURCE: KIRK'S RUN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.024, -75.351 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
67	—	Joseph S. Mozino	424 Boxwood Road	Portion of Property	X (unshaded)	—	—	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION ZONE A
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division
Emergency Preparedness and Response Directorate

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lot 91

AREA 1:
BEGINNING at a point on the title line of Boxwood Road, said point being the northwest corner of said property; thence from said point of beginning continuing along said title line of Boxwood Road, N78°53'00"E, 37.00 feet to a point, thence leaving said title line and continuing through lands of 423 Boxwood Road along the northerly limit of the delineated 100-year floodplain the following two courses and distances, 1) S22°11'09"W, 18.00 feet to a point, 2) S69°12'55"W, 25.00 to a point on the westerly boundary line of said lot, thence continuing along said westerly property line, N18°25'00"W, 19.45 feet to POINT OF BEGINNING

AREA 2:
BEGINNING at a point on the title line of Boxwood Road, said point being the northeast corner of sail lot, thence from said point of beginning along the easterly boundary line of said lot S18°25'00"E, 382.69 feet to a point being the southeast corner of said lot, thence along the southerly boundary line of said lot, S67°10'00"W, 164.82 feet to a point being the southwest corner of said lot, thence along the westerly boundary line of said lot, N18°25'00"W, 335.68 feet to a point, thence leaving said westerly boundary line and continuing through lands of 423 Boxwood Road along the southerly limit of the delineated 100-year floodplain the following five courses and distances, 1) N13° 48'28"E, 18.50 feet to a point, 2) N45°41'09"E, 8.75 feet to a point, N77°10'38"E, 33.00 feet to a point, 4) N59°07'18"E, 69.96 feet to a point, 5) S42°28'07"W, 38.00 feet to a point on the title line of Boxwood Road, thence along said title line, N78°53'00"E, 26.00 feet to the POINT OF BEGINNING

Lot 67

BEGINNING at a point on the title line of Boxwood Road, said point being the southwest corner of sail lot, thence from said point of beginning along the westerly boundary line of said lot N11°00'00"W, 441.51 feet to a point being the northwest corner of said lot, thence along the northerly boundary line of said lot, N75°24'00"E, 146.77 feet to a point being the northeast corner of said lot, thence along the easterly boundary line of said lot, S11°00'00"E, 393.43 feet to a point, thence leaving said easterly boundary line and continuing through lands of 424 Boxwood Road along the northerly limit of the
delineated 100-year floodplain the following four courses and distances, 1) S55°54'37"W, 16.00 feet to a point, 2) S22°04'51 "W, 25.00 feet to a point, 3) S55°17'08"W, 36.50 feet to a point, 4) S22°56'36"W, 18.25 feet to a point on the title line of Boxwood Road, thence along said title line, N18°25'00"W, 74.56 feet to the POINT OF BEGINNING

Lot 90

AREA 1 :
BEGINNING at a point on the title line of Boxwood Road, said point being the northwest corner of said property; thence from said point of beginning continuing along said title line of Boxwood Road, N78°53'00"E, 181.51 feet to a point being the northeast corner of said lot, thence leaving said title line and continuing along the easterly boundary line of said lot S18°25'00"E, 19.45 feet to a point, thence leaving said easterly boundary line and continuing through lands of 424 Boxwood Road along the northerly limit of the delineated 100-year floodplain the following four courses and distances, 1) S47°54'27"W, 98.50 feet to a point, 2) S07°16'23"W, 12.00 feet to a point, 3) S45°06'15"W, 37.50 feet to a point, 4) S14°14'16"W, 95.00 feet to a point on the westerly boundary line of said lot, thence continuing along said westerly property line, N18°25'00"W, 190.00 feet to the POINT OF BEGINNING

AREA 2:
BEGINNING at a point on the easterly property line of title line of 424 Boxwood Road, said point being the located S18°25'00"E, 81.00 feet from the northeasterly corner of said lot, thence from said point of beginning, continuing along the easterly property line of title line of 424 Boxwood Road S18°25'00"E, 335.68 feet to a point being the southeast corner of said lot, thence along the southerly boundary line of said lot, S67°10'00"W, 180.45 feet to a point being the southwest corner of said lot, thence along the westerly boundary line of said lot,

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

N18°25'00"W, 198.91 feet to a point, thence leaving said westerly boundary line and continuing through lands of 424 Boxwood Road along the southerly limit of the delineated 100-year floodplain the following twelve courses and distances, 1) N71°35'00"E, 30.00 feet to a point, 2) S89°11'12"E, 45.00 feet to a point, 3) S61°04'09"E, 29.00 feet to a point, 4) N31°21'46"E, 14.00 feet to a point, 5) N61°04'09"W, 29.00 feet to a point, 6) N85°07'05"W, 26.00 feet to a point, 7) N18°25'00"W, 100.00 feet to a point, 8) N02°30'22"W, 21.00 feet to a point, 9) N39°38'18"E, 25.00 feet to a point, 10) N53°53'34E, 31.00 feet to a point, 11) N80°02'10"E, 49.11 feet to a point, 12) N42°22'59"E, 20.00 feet to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
90	—	Joseph S. Mozino	425 Boxwood Road	Portion of Property	X (unshaded)	—	—	—
91	—	Joseph S. Mozino	423 Boxwood Road	Portion of Property	X (unshaded)	—	—	—

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 3 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 3 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

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