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 EDGMONT, DELAWARE COUNTY, PENNSYLVANIA	Part of Lot N, Pheasant Farms, Nos. 1 and 2, as described in the Deed, recorded as Instrument No. 2001611055, in Book 02251, Pages 1517 through 1520, in the Office of the County Recorder, Delaware County, Pennsylvania
	COMMUNITY NO.: 420414	The portion of property removed from the SFHA is more particularly described by the following metes and bounds:
AFFECTED MAP PANEL	NUMBER: 42045C0017D; 42045C0018D	BEGINNING at a point of this and being in line of lands of Thomas J., Jr. and Rita M. Barrett, said point being also North 25 degrees 34
	DATE: 9/30/1993; 9/30/1993	
FLOODING SOURCE: STACKHOUSE MILL RUN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.954, -75.501 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)
--	--	Pheasant Farms	1411 Pheasant Lane	Portion of Property	X (unshaded)	280.5 feet	--	280.5 feet

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
STUDY UNDERWAY

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

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

minutes 00 seconds West 112.78 feet, measured along the said line of lands of Thomas J., Jr. and Rita M. Barrett, from a corner in titleline of Pheasant Lane (legal right-of-way: 50.00 feet wide); thence from the place of BEGINNING, along the said lands of Thomas J., Jr. and Rita M. Barrett, North 25 degrees 34 minutes 00 seconds West 341.29 feet to a corner; thence through the lands of Gannon Companies, LLC, the nine (9) following courses and distances: 1.) North 18 degrees 19 minutes 08 seconds West 73.91 feet to a corner, 2.) North 11 degrees 33 minutes 51 seconds East 19.77 feet to a corner, 3.) North 59 degrees 44 minutes 41 seconds East 14.61 feet to a corner, 4.) South 81 degrees 00 minutes 11 seconds East 17.68 feet to a corner, 5.) South 25 degrees 01 minute 03 seconds East 99.59 feet to a corner, 6.) South 29 degrees 28 minutes 39 seconds East 73.49 feet to a corner, 7.) South 40 degrees 00 minutes 16 seconds East 108.30 feet to a corner, 8.) South 52 degrees 15 minutes 30 seconds East 203.41 feet to a corner, and 9.) South 56 degrees 24 minutes 47 seconds East 47.66 feet to a corner, in the aforementioned titleline of Pheasant Lane; thence along the same, South 45 degrees 17 minutes 00 seconds West 5.11 feet to a point; thence leaving the titleline in Pheasant Lane and extending along the four (4) following courses and distances: 1.) North 67 degrees 48 minutes 29 seconds West 33.04 feet to a corner, 2.) South 77 degrees 44 minutes 48 seconds West 60.00 feet to a corner, 3.) North 62 degrees 11 minutes 56 seconds West 36.61 feet to a corner, and, 4.) South 72 degrees 36 minutes 08 seconds West 90.89 feet to the place of BEGINNING.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

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.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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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