Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF UPPER CHICHESTER, DELAWARE COUNTY, PENNSYLVANIA	Portions of Deer Crossing Subdivision (an unrecorded Plat), described as a parcel of land in the Indenture recorded in Volume 1951, Pages 1265 through 1270, and Volume 1758, Page 241, in the Office of the Recorder, Delaware County, Pennsylvania (APN: 09-00-00866-00)
	COMMUNITY NO.: 420439	
AFFECTED MAP PANEL	NUMBER: 42045C0055E; 42045C0067E	The portion of property to be removed from the SFHA is more particularly described by the following metes and bounds:
	NAME: DELAWATE COUNTY, PENNSYLVANIA, ALL JURISDICTION	Area 1 BEGINNING at a point on the Easterly right-of-way line of the said
	DATE: 5/2/1995; 5/2/1995	
FLOODING SOURCE: MARCUS HOOK CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.843, -75.44 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	Deer Crossing	—	Portion of Property (Area 2)	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
PORTIONS REMAIN IN THE SFHA
ZONE A

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

Federal Emergency Management Agency
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LETTER OF MAP AMENDMENT
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Plum Street, a comer of Lot 9, said point being the most Southerly comer of the herein described tract;
THENCE along the said Easterly right-of-way line of Plum Street, by a line curving to the left, having a radius of 175.00 feet, a central angle of 60 degrees 45 minutes 55 seconds, an arc distance of 185.60 feet, with a chord bearing North 42 degrees 16 minutes 39 seconds West, a chord distance of 177.02 feet to a point, a comer of Open Space E / Rec Area III;
THENCE along the said Open Space E / Rec Area III, North 17 degrees 20 minutes 23 seconds East, a distance of 135.00 feet to a point in line of Open Space C;
THENCE along the said Open Space C, the three (3) following courses and distances:
1. South 62 degrees 25 minutes 44 seconds East, a distance of 110.13 feet to a point, a comer of Lot 7;
2. South 41 degrees 57 minutes 58 seconds East, a distance of 110.13 feet to a point, a comer of Lot 8; and 3. South 16 degrees 51 minutes 57 seconds East, a distance of 119.33 feet to a point, a comer of the said Lot 9;
THENCE along the said Lot 9, South 85 degrees 09 minutes 58 seconds West, a distance of 111.22 feet to the place of BEGINNING.

BEING PART OF THE SAME PREMISES which Beverly W. and Anna E. Brittain, h/w, and Jean E. and Jesse L. White, h/h, by their deed dated November 10, 1955, and recorded in Deed Book Volume 1758 Page 241, Delaware County Records, granted and conveyed unto Walter L. and Rosalie A. Chilcote, h/w, the grantors herein.

ALSO BEING PART OF THE SAME PREMISES which Joseph Szurgyjlo, by his deed dated November 8, 1999, and recorded in Deed Book Volume 1951 Page 1265, Delaware County Records, granted and conveyed unto Joseph Szurgyjlo, Jr., the grantor herein.

Area 2
BEGINNING at a concrete monument on the Easterly right-of-way line of the said Plum Street, in line of lands of Lloyd C. Thoemke and Laura M. Thoemke, said point being the most Southerly comer of the herein described tract;
THENCE along the said Easterly right-of-way line of Plum Street, the two (2) following courses and distances:
1. North 02 degrees 18 minutes 27 seconds West, a distance of 328.77 feet to a concrete monument; and 2. by a line curving to the left, having a radius of 175.00 feet, a central angle of 09 degrees 35 minutes 14 seconds, an arc distance of29.28 feet, with a chord bearing North 07 degrees 06 minutes 04 seconds West, a chord distance of 29.25 feet to a point, a comer of Lot 8;
THENCE along the said Lot 8, the two (2) following courses and distances:
1. North 78 degrees 06 minutes 19 seconds East, a distance of 16.56 feet to a point; and 2. North 85 degrees 09 minutes 58 seconds East, a distance of 111.22 feet to a point in line of Open Space C;
THENCE along the said Open Space C, South 02 degrees 18 minutes 27 seconds East, a distance of 365.56 feet to a point in line of the said lands of Lloyd C.
Thoemke and Laura M. Thoemke;
THENCE along the said lands of Lloyd C. Thoemke and Laura M. Thoemke, South 87 degrees 41 minutes 00 seconds West, a distance of 125.00 feet to the place of BEGINNING.

BEING PART OF THE SAME PREMISES which Joseph Szurgyjlo, by his deed dated November 8, 1999, and recorded in Deed Book Volume 1951 Page 1265, Delaware County Records, granted and conveyed unto Joseph Szurgyjlo, Jr., the grantor herein.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)
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.

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)

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.

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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
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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)
—	—	Deer Crossing	—	Portion of Property (Area 1)	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
PORTIONS REMAIN IN THE SFHA
ZONE A

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.

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LETTER OF MAP AMENDMENT
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