 | Date: April 28, 1999 | Case No.: 98-03-1574A | LOMA

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 RIDLEY, DELAWARE COUNTY, PENNSYLVANIA	A parcel of land, described and recorded in a Quit Claim Deed, Book 2585, Pages 1164-1166, filed in the Delaware County Recorder's Office. The area to be removed from the SFHA is more particularly described by the following metes and bounds: BEGINNING AT A POINT, said point being located the following two courses and distances from the intersection of the center lines of South Avenue (50 feet wide) and Armstrong Avenue (50 feet wide); (1) N23°56'20"W, 118.00 feet; (2) N66°13'40"E, 306.00 feet; thence (1) N45°58'30"W, 461.01 feet to a point; thence (2) N83°40'30"E, 815.00 feet to a point; thence (3) S06°34'20"E, 122.99 feet to a point; thence (4) S10°08'50"W, 78.31 feet to a point;
	COMMUNITY NO: **420429**	
MAP PANEL AFFECTED	NUMBER: **42045C0035 D**	
	NAME: **DELAWARE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)**	
	DATE: **SEPTEMBER 30, 1993**	
FLOODING SOURCE: **UNNAMED TRIBUTARY TO MUCKINIPATTIS CREEK**		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: **39.909308, -75.306442** SOURCE OF LAT & LONG: **OFF THE SHELF SOFTWARE** DATUM: **NAD83**

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET ADDRESS	OUTCOME WHAT IS REMOVED FROM THE SFHA	NEW FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	Woodstream Condominiums	800-828 South Avenue	Portion of the Property	X(shaded)	—	—	—	—

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 (if the appropriate box is checked, please refer to the appropriate section on Attachment 1)

- ☒ 1. LEGAL PROPERTY DESCRIPTION (CONTINUED)
- ☐ 2. DETERMINATION TABLE (CONTINUED)
- ☐ 3. PORTIONS REMAIN IN THE FLOODWAY
- ☐ 4. INADVERTENT INCLUSION IN THE FLOODWAY
- ☐ 5. V ZONE
- ☐ 6. STUDY UNDERWAY
- ☐ 7. FILL RECOMMENDATION
- ☐ 8. 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 of the property is 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, P.O. Box 2210, Merrifield, VA 22116-2210.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

1. PROPERTY DESCRIPTION CONTINUED

thence (5) S66°13'40"W, 523.23 feet to the first mentioned point and PLACE OF BEGINNING.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the Federal Emergency Management Agency Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

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