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 NETHER PROVIDENCE, DELAWARE COUNTY, PENNSYLVANIA	A parcel of land, as described in the Fee Simple Deed, recorded as Document No. 276031, in Deed Book No. 1851, Page 284, in Department of Deed Registration, Delaware County, Pennsylvania The portion of property removed from the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 420424	
AFFECTED MAP PANEL	NUMBER: 42045C0032D	
	DATE: 9/30/1993	
FLOODING SOURCE: VERNON RUN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.907, -75.379 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)
--	--	--	7 Shepherds Lane	Area 1	X (unshaded)	207.0 feet	--	207.0 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
DETERMINATION TABLE (CONTINUED)	STUDY UNDERWAY
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.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

AREA 1

Commencing at a corner "B", in the title line of Wallingford Avenue, said corner being also North 35 degrees 14 minutes 00 seconds East 49.90 feet, more or less, measured along the title line in Wallingford Avenue from a corner "A" at the intersection of the title line in the said Wallingford Avenue and the title line in Shepherds Lane; thence from the PLACE OF BEGINNING, along the title line in Wallingford Avenue the two (2) following courses and distances: 1.) North 35 degrees 14 minutes 00 seconds West 69.05 feet to a corner "C" and 2.) North 49 degrees 59 minutes 00 seconds West 70.09 feet to a corner "D", a corner of lands of Samuel Bowens; thence leaving the title line in Wallingford Avenue and extending along the said lands of Samuel Bowens, North 43 degrees 52 minutes 00 seconds East 57.10 feet, more or less, to a corner "E"; thence through lands of the Estate of James Rennie and Elizabeth T. Powell, the nine (9) following courses and distances: 1.) South 04 degrees 46 minutes 03 seconds West 33.93 feet to a corner "F", 2.) South 16 degrees 24 minutes 17 seconds East 7.56 feet to a corner "G", 3.) South 43 degrees 13 minutes 38 seconds East 28.59 feet to a corner "H", 4.) South 30 degrees 04 minutes 07 seconds East 8.86 feet to a corner "J", 5.) South 49 degrees 27 minutes 23 seconds East 25.09 feet to a corner "K", 6.) South 34 degrees 07 minutes 08 seconds East 10.01 feet to a corner "L", 7.) South 24 degrees 17 minutes 34 seconds East 27.97 feet to a corner "M", 8.) South 03 degrees 02 minutes 13 seconds East 22.27 feet to corner "N", and 9.) South 83 degrees 57 minutes 32 seconds West 6.77 feet to the PLACE OF BEGINNING.

AREA 2

Commencing at a corner "P" in the title line of Shepherds Lane, the said corner being also North 38 degrees 30 minutes 00 seconds East 115.40 feet, more or less, measured along the title line in Shepherds Lane from the intersection of the said title line in Shepherds Lane and the title line in Wallingford Avenue; thence from the PLACE OF BEGINNING, through lands of the Estate of James Rennie and Elizabeth T. Powell, the ten (10) following courses and distances: 1.) North 81 degrees 53 minutes 17 seconds West 5.72 feet to a corner "Q", 2.) North 26 degrees 38 minutes 22 seconds East 26.81 feet to a corner "R", 3.) North 86 degrees 29 minutes 41 seconds West 9.47 feet to a corner "S", 4.) North 25 degrees 33 minutes 18 seconds West 12.10 feet to a corner "T", 5.) North 33 degrees 54 minutes 22 seconds West 22.38 feet to a corner "U", 6.) North 28 degrees 12 minutes 59 seconds West 7.53 feet to a corner "V", 7.) North 40 degrees 39 minutes 44 seconds West 27.29 feet to a corner "W", 8.) North 50 degrees 29 minutes 04 seconds West 30.62 feet to a corner "X", 9.) North 44 degrees 28 minutes 38 seconds West 17.96 feet to a corner "Y", and 10.) North 49 degrees 02 minutes 44 seconds West 40.23 feet to a corner "Z" in line of lands of Samuel Bowens; thence along the same

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and partly along lands of Oliver Lee Merrick, Jr., et al, North 43 degrees 52 minutes 00 seconds East 94.30 feet, more or less, to a corner "AA" a corner of lands of Albert M. and Sophia Martinson; thence along the same, South 46 degrees 06 minutes 00 seconds East 100.00 feet to a corner "AB" in line of lands of Sharon Wadsworth Schaefer; thence along the same, the four (4) following courses and distances: 1.) South 34 degrees 33 minutes 00 seconds West 28.65 feet to a corner "AC", 2.) South 47 degrees 46 minutes 00 seconds East 46.51 feet to a corner "AD", 3.) South 38 degrees 30 minutes 00 seconds West 40.66 feet to a corner "AE", and 4.) South 47 degrees 05 minutes 00 seconds East 16.05 feet to a corner "AF" in the aforementioned title line of Shepherds Lane; thence along the same, South 38 degrees 30 minutes 00 seconds West 53.53 feet to the PLACE 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)
--	--	--	7 Shepherds Lane	Area 2	X (unshaded)	207.0 feet	--	207.0 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 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 2 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.

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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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.

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