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 THORNBURY, DELAWARE COUNTY, PENNSYLVANIA	Lot 53, Thornhill, Sections 2 and 3, as described in Indenture, Document No. 2002044760, recorded in Book 2422, Page 0382, filed on April 26, 2002, and Lot 54, Thornhill, Sections 2 and 3, as described in Deed, Document No. 2002044761, recorded in Book 2442, Pages 0386, filed on April 26, 2002. Both deeds filed by the Recorder of Deeds, Delaware County, Pennsylvania; the portions of the properties to remain in the SFHA are more particularly described by the following metes and bounds: ALL THAT CERTAIN Easement for flood plain area Situate in the Township of Thornbury, County of Delaware and Commonwealth of Pennsylvania
	COMMUNITY NO.: 425390	
AFFECTED MAP PANEL	NUMBER: 42045C0039D	
	NAME: DELAWARE COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS)	
	DATE: 09/30/1993	
FLOODING SOURCE: WEST BRANCH CHESTER CREEK; ELAINE DRIVE TRIBUTARY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.901, -75.549 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 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)
53	2 and 3	Thornhill	47 Judith Lane	Portion of Property	X (shaded)	351.8 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
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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

Michael M. Grimm, Acting Chief
Hazard Study Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

described according to a Plan of Limit of Flood Plain for Properties of Suzanne M. Widdis, Prepared by G.D. Houtman & Son, Inc., Civil Engineers and Land Surveyors dated October 10, 2002, last revised November 1, 2002, as follows:

Legal Description of an Easement for Flood Plain Area Lot 53 Widdis

Beginning at an interior point; the said point being corner of Lots 53 and 54; the said point being measured along Lots 53 and 54- 246.84 feet South 30 degrees 45 minutes 25 seconds East from a point on the cul-de-sac right-of-way line of Judith Lane (50 feet wide); the last mentioned point being corner of Lots 53 and 54; thence from the point of beginning and along the property line of Lots 53 and 54 North 30 degrees 45 minutes 25 seconds West 119.81 feet to a point; thence South 23 degrees 33 minutes 00 seconds East 106.00 feet to a point; thence North 66 degrees 27 minutes 00 seconds East 93.00 feet to a point; thence North 25 degrees 00 minutes 00 seconds East 200.00 feet to a point; thence South 65 degrees 00 minutes 00 seconds East 62.00 feet to a point; thence South 25 degrees 00 minutes 00 seconds West 149.23 feet to a point on the property line of Lot 53, thence along the same South 66 degrees 27 minutes 00 seconds West 173.82 feet to the first mentioned point and place of beginning.

Legal Description of an Easement for Flood Plain Area Lot 54 Widdis

Beginning at an interior point; the said point being corner of Lots 53 and 54; the said point being measured along Lots 53 and 54- 246.84 feet South 30 degrees 45 minutes 25 seconds East from a point on the cul-de-sac right-of-way line of Judith Lane (50 feet wide); ; the last mentioned point being corner of Lots 53 and 54; thence from the point of beginning and along Lot 54 South 66 degrees 27 minutes 00 seconds West 179.86 feet to a point; thence North 62 degrees 00 minutes 00 seconds East 140.00 feet to a point; thence North 23 degrees 33 minutes 00 seconds West 108.00 feet to a point; thence North 66 degrees 27 minutes 00 seconds East 25.25 feet to a point on the property line of Lots 53 and 54; thence along the same South 30 degrees 45 minutes 25 seconds East 119.81 feet to the first mentioned point and 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)
54	2 and 3	Thornhill	48 Judith Lane	Portion of Property	X (shaded)	352.3 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.

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, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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