Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TALBOT COUNTY, MARYLAND (Unincorporated Areas)	A portion of Tract C, as described in the Deed, recorded in Liber 2018, Folio 294 through 310, in the Office of the Clerk of the Circuit Court, Talbot County, Maryland (TM: 41; TP: 20) The portion of property is more particularly described by the following metes and bouds:
	COMMUNITY NO.: 240066	
AFFECTED MAP PANEL	NUMBER: 24041C0282C	
	DATE: 8/5/2013	
FLOODING SOURCE: MAXMORE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.739, -76.142 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	26895 Denny Road	Portion of Property	X (shaded)	5.1 feet	--	5.2 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
PORTIONS REMAIN IN THE SFHA
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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at a point where the field located 6.0' NGVD'29 contour intersects the mapped flood zone line, said point being located N09°46'12"W, a distance of 562.20 feet from a concrete monument found at the southeastern most corner of the property for which the herein description is part; thence S39°07'45"W, a distance of 15.79 feet; thence S29°52'12"W, a distance of 46.27 feet; thence S46°12'19"W, a distance of 10.35 feet; thence S40°45'26”W, a distance of 26.31 feet; thence with a curve to the right with a radius of 5.56 feet, an arc length of 4.24 feet, a chord bearing of S62°34'52”W, and a chord length of 4.13 feet to a point; thence S84°24'18”W, a distance of 17.84 feet; thence S80°29'16”W, a distance of 24.80 feet; thence N88°11'35”W, a distance of 4.99 feet; thence with a curve to the right with a radius of 1.10 feet, an arc length of 1.45 feet, a chord bearing of N50°29'01”W, and a chord length of 1.35 feet; thence N12°46'28”W, a distance of 21.35 feet; thence N06°37'50”E, a distance of 98.08 feet; thence S89°02'28”E, a distance of 14.30 feet; thence N87°32'20"E, a distance of 28.04 feet; thence N56°35'43”E, a distance of 8.14 feet; thence N76°55'02”E, a distance of 14.36 feet; thence N61°51'56”E, a distance of 16.00 feet; thence S81 °15'37"E, a distance of 11.93 feet; thence S38°32'01”E, a distance of 5.38 feet; thence S16°02'31”E, a distance of 23.69 feet; thence S 11 °46'57”E, a distance of 19.93 feet to the POINT OF BEGINNING

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.

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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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