



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CAMDEN COUNTY, GEORGIA (Unincorporated Areas)	Lot 22, Part 2, Phase II, Springhill Subdivision, as shown and recorded in Plat Drawer No. 8, Map No. 144, filed on May 30, 1990, in the Camden County Office of the Clerk of the Superior Court. Portion of the property to be removed from the SFHA more particularly described in the following metes and bounds description: For a Point of Beginning commence at the Northeast corner of said Lot 22, said point lying on the Westerly line of Lot 24, Spring Hill Subdivision Part 1, Phase II (according to Plat recorded in Plat Drawer 8, Map No. 142, Public Records of said county)
	COMMUNITY NO.: 130262	
AFFECTED MAP PANEL	NUMBER: 13039C0350C	
	NAME: CAMDEN COUNTY, GEORGIA AND INCORPORATED AREAS	
	DATE: 9/30/88	
FLOODING SOURCE: ST. MARYS RIVER; MALLETS CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.797, -81.839 SOURCE OF LAT & LONG: MAPBLAST! DATUM: NAD83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
22	—	Springhill, Part 2 - Phase II	162 Springhill Circle	Portions of Property	X(unshaded)	9.0 feet	10.2 feet	12.7 feet	9.0 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 (CONTINUED)
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, 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)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

and run thence S07°54'51"W, along last mentioned Westerly line and the Southerly prolongation thereof, the same being the Easterly line of said Lot 22, a distance of 124.71 feet to the Southeast corner thereof, said point lying on the Northerly Right-of-Way (R/W) line of Spring Hill Circle (a 60 foot R/W as now established); run thence N72°54'38"W, along last mentioned Northerly R/W line, a distance of 140.79 feet to a point of curvature; run thence in a Northwesterly direction along the arc of a curve in the Northeasterly R/W line of last mentioned Spring Hill Circle, said curve being concave to the Northeast and having a radius of 45.00 feet, a chord distance of 57.13 feet to the point of tangency, the bearing of the aforementioned chord being N33°30'37"W; run thence N64°29'17"E, a distance of 116.12 feet to a point lying on the Northerly line of said Lot 22; run thence S78°50'09"E, along last mentioned Northerly line, a distance of 80.00 feet to the POINT OF BEGINNING.

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

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. 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 1 Property.)

The NFIP map affecting this property depicts an SFHA 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, P.O. Box 2210, Merrifield, VA 22116-2210.

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