



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)	<p>Lots 51 through 60, Osprey Cove, Phase 3A, as shown on a Plat, recorded in Drawer 15, Map No. 21-28, filed on February 26, 2003, by the Deputy Clerk, Camden County, Georgia</p> <p>The area being removed from the SFHA is more particularly described by the following metes and bounds:</p> <p>For a Point of Beginning commence at the Easternmost corner of Lot 51, said point lying on a curved portion of the Northwesternly right-of way line of Providence Park Circle (a 60-foot right-of-way by said plat of Osprey Cove,</p>
	COMMUNITY NO.: 130262	
AFFECTED MAP PANEL	NUMBER: 13039C0390D	
	NAME: CAMDEN COUNTY, GEORGIA AND INCORPORATED AREAS	
	DATE: 07/03/1995	
FLOODING SOURCE: UNNAMED FLOODING SOURCE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.749, -81.605 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83

DETERMINATION

LOT	BLCK/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)
—	—	Osprey Cove, Phase 3A	Providence Park Circle	Portion of Property	X (shaded)	9.0 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
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/>.


Doug Bellomo, P.E., Acting Chief

Hazard Study Branch
Emergency Preparedness and Response Directorate

Version 1.3.4

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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 50 degrees, 06 minutes, 53 seconds West; run thence South 29 degrees, 00 minutes, 00 seconds West along last mentioned Northwesterly right-of-way line, a distance of 240.18 feet to a point of curvature; run thence in a Southerly direction along the arc of a curve in the Westerly right-of-way line of said providence park circle, said curve being concave to the East and having a radius of 74.80 feet, a chord distance of 104.85 feet to the point of tangency of said curve, the bearing of the aforementioned chord being South 15 degrees, 30 minutes, 00 seconds East; run thence South 60 degrees, 00 minutes, 00 seconds East along the Southwesterly right-of-way line of said providence park circle, a distance of 76.85 feet to a point of curvature; run thence in an Easterly direction along the arc of a curve in the Southerly right-of-way line of said Providence Park Circle, said curve being concave to the North and having a radius of 72.43 feet, a chord distance of 76.37 feet to the Northeast corner of the aforementioned Lot no. 60, the bearing of the aforementioned chord being North 88 degrees, 10 minutes, 51 seconds East; run thence South 33 degrees, 38 minutes, 21 seconds East along the Northeasterly line of said Lot 60, a distance of 150 feet, more or less to a point lying on the existing elevation 9 contour (elevation 9 is based on NGVD 29 datum); run thence in generally a Westerly direction along said contour line, a distance of 293 feet, more or less, to a point; thence continue along said contour line in generally a Northwesterly direction, a distance of 186 feet, more or less, to a point; thence continue along said contour line in generally a Northerly direction, a distance of 383 feet, more or less to a point on the Northeasterly line of said Lot 51; run thence South 61 degrees, 00 minutes, 00 seconds, East along last mentioned Northeasterly line, a distance of 177 feet, more or less to the point of beginning.

The land thus described contains 2.5 acres, more or less

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.

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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