



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA	A parcel of land, as described in the Warranty Deed, Document No. 029890, recorded in Book 3438, Pages 171 and 172, filed on September 28, 2001, by the Register of Deeds, Cabarrus County, North Carolina; the portion of land to be removed from the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 370037	
AFFECTED MAP PANEL	NUMBER: 37025C0084D	
	NAME: CABARRUS COUNTY, NORTH CAROLINA AND INCORPORATED AREAS	
	DATE: 11/02/1994	
FLOODING SOURCE: IRISH BUFFALO CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.387, -80.574 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 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)
—	—	—	315 Wilshire Drive, S.W.	Portion of Property	X (shaded)	575.5 feet	—	575.5 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, 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/>.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

Version 1.3.3

MX173012003K5723LOMAK5723SPF1



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

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at an existing concrete monument at the intersection of the Southeasterly right-of-way of Wilshire Drive and the Southwesterly right-of-way of Journey Street, said monument being 20 feet East from an existing iron pin at the edge of pavement of Wilshire Drive; thence along the Southwesterly right-of-way of Journey Street; South 44°31'00" East 835.46' to a set iron pin, being the POINT OF BEGINNING; thence along the Southeasterly line of the parent property, South 45°30'00" West as distance of 450.32' to a point in said line; thence leaving said line in a North Westerly direction for six calls; North 87°00'31" West 43.77' to a point; thence North 73°03'13" West 76.31' to a point; thence North 50°54'28" West 19.64' to a point; thence South 84°28'42" West 56.61' to a point; thence North 35°45'36" West 76.72' to a point; thence North 43°33'45" West 66.04' to a point; thence in a Northeasterly direction to the Southwesterly right-of-way of Journey Street, North 45°30'00" East a distance of 549.74'; thence along said right-of-way South 44°31'00" East, a distance of 296.28' to the POINT OF BEGINNING, and containing 3.5879 acres.

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.

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, 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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