



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	Lot 98 through 101, Afton Village, Phase 2, as shown on the Plat, recorded in Book 33, Page 102, filed on February 25, 1999, by the Register of Deeds, Cabarrus County, North Carolina; and a 122.82 acre parcel of land, as described in the North Carolina General Warranty Deed, Instrument No. 15186, recorded in Book 1482, Pages 82 through 84, filed on September 8, 1995, by the Register of Deeds, Cabarrus County, North Carolina; the portions of property removed from the SFHA are more particularly described by the following metes and bounds:
	COMMUNITY NO.: 370037	
AFFECTED MAP PANEL	NUMBER: 37025C0080D	
	NAME: CABARRUS COUNTY, NORTH CAROLINA AND INCORPORATED AREAS	
	DATE: 11/02/1994	
FLOODING SOURCE: AFTON RUN; COODLE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.409, -80.674 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 6.0 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)
99	—	Afton Village, Phase 2	—	Portion of Property	X (shaded)	605.0 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
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/>.


Doug Bellomo, P.E., CFM, Acting Chief
Hazard Identification Section, Mitigation Division
Emergency Preparedness and Response Directorate

Version 1.3.4

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Washington, D.C. 20472

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

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lot 99

Beginning at the common corner of Lot 98 and lot 99 and on the Southern right-of-way of Fetzer Ave. NW; thence leaving right-of-way of Fetzer Ave. and the common line of Lots 98 & 99 S 01°36'16" W 110.02 feet to a point on the common line; thence leaving Lot 98 and with a new line across lot 99, N 81°48'54" E 58.49 feet to a point on the common line on Lots 99 & 100, thence with the common line, N 01°36'16" E 106.57 feet to a common corner on Lots 99 and 100 on the Southern right-of-way of Fetzer Ave.; thence leaving Lot 100 and with Fetzer Ave., S 85°13'53" E 58.09 feet to the Point of Beginning and containing 0.15 acres.

Lot 100

Beginning at the common corner of Lot 99 and Lot 100 and on the Southern right-of-way of Fetzer Ave. NW; thence leaving right-of-way of Fetzer Ave. and with the common line of Lots 99 & 100 S 01°36'16" W 106.57 feet to a point on the common line; thence leaving Lot 99 and with 2 new lines across Lot 100, N 81°48'58" W 24.46 feet, and N 89°43'29" W 33.85 feet to a point on the common line of Lots 100 & 101; thence with the common line of Lots 100 & 101, N 01°36'13" E 107.80 feet to a common corner of Lots 100 & 101 and on the Southern right-of-way of Fetzer Ave, NW; thence leaving Lot 101 and with Fetzer Ave., S 85°13'53" E 58.90 feet to the Point of Beginning and containing 0.14 acres.

Lot 101

Beginning at the common corner of Lot 100 & 101 and on the Southern right-of-way of Fetzer Ave, NW; thence leaving right-of-way of Fetzer Ave and with the common line of Lots 100 & 101, S 01°36'16" W 107.80 feet to a point on the common line of Lots 100 & 101; thence leaving Lot 101 and with 2 new lines across Lot 101, N 76°57'13" W 13.58 feet, N 85°46'02" W 51.74 feet to a point on the eastern right-of-way of Burck Drive, NW; thence with Burck Drive for the next three calls, N 01°36'16" E 50.09 feet; thence with a curve to the left having a radius of 275 feet and a chord bearing of N 01°49'24" 32.88 feet; thence with a curve to the right having a radius of 20 feet and a chord bearing of N 44°45'32" E 30.65 feet to a point on the southern right-of-way of Fetzer Ave. NW; thence leaving right-of-way of Burck and with Fetzer S 85°13'53" E 46.08 feet to the Point of Beginning and containing 0.16 acres.

Area "A"

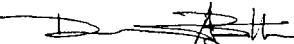
Beginning at the Northwest corner of Lot 48 of Afton Park Phase I, said point being S 45°28'35" W 88.42 feet from a point on the line of Lots 98 & 99 of the Afton Village Phase II; thence with the back of Lots 48-56 of Afton Park Phase I, S 01°34'11" W 592.21 feet to the Southwest corner of Lot 56 Afton Park Phase I; thence leaving Lot 56 and with 11 (eleven) new lines across Mayfield/Lakeland, LLC. N 89°09'32" W 123.11 feet; thence N 11°33'57" W 94.35 feet; thence with a curve to the right having a radius of 125 feet and a chord bearing N 00°20'34" E 51.59 feet; thence N 12°15'05" E 106.59 feet; thence a curve to the left having a radius of 325 feet and a chord bearing N 05°29'30" E 76.51 feet; thence N 01°16'05" W 220.92 feet; thence with a curve to the right having a radius of 225 feet and a chord bearing N 04°29'37" E 45.17 feet; thence N 10°15'18" E 8.89 feet; thence S 88°23'44" E 8.43 feet; thence with a curve to the right having a radius of 475 feet and a chord bearing S 87°05'07" E 40.85 feet; thence S 84°10'52" E 58.85 feet to the Point of Beginning and containing 1.79 acres.

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 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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Emergency Preparedness and Response Directorate

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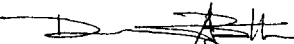
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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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.

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DETERMINATION

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98	—	Afton Village, Phase 2	—	Property	X (shaded)	605.0 feet	—	—

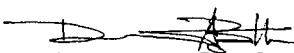
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

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LEGAL PROPERTY DESCRIPTION
STUDY UNDERWAY

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

LEGAL PROPERTY DESCRIPTION (CONTINUED)

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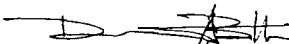
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STUDY UNDERWAY (This additional consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

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.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
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DETERMINATION

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100	—	Afton Village, Phase 2	—	Portion of Property	X (shaded)	605.0 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 STUDY UNDERWAY
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 Revision based on Fill 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 revises 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.

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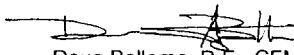
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STUDY UNDERWAY (This additional consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

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/>.


Doug Bellomo, P.E., CFM, Acting Chief
Hazard Identification Section, Mitigation Division
Emergency Preparedness and Response Directorate

Version 1.3.4

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