



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HOWARD COUNTY, MARYLAND (Unincorporated Areas)	A parcel of land, as described and recorded in a Deed Document, Liber 1681, Folio 44 and 45, filed on June 30, 1987, by the Howard County Transfer Clerk, Maryland. The area to be removed from the SFHA is particularly described by the following metes and bounds: Being strip or parcel of land herinafter described in, thorough, over and across part of the land acquired by Alfred H. Smith, Jr. and Harry R. Smith, by deed dated June 23, 1987 and recorded in Liber 1681 at Folio 44 and also being part of the land declared from Alfred H. Smith, Jr. and Harry R. Smith to A. H. Smith Associates Limited Partnership, a Maryland limited partnership,
	COMMUNITY NO.: 240044	
AFFECTED MAP PANEL	NUMBER: 2400440043B	
NAME: HOWARD COUNTY, MARYLAND (UNINCORPORATED AREAS)	DATE: 12/04/1986	
FLOODING SOURCE: LITTLE PATUXENT RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 39.132, -76.817 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NDVD29)	LOWEST ADJACENT GRADE ELEVATION (NDVD29)	LOWEST FLOOR ELEVATION (NDVD29)	LOWEST LOT ELEVATION (NDVD29)
—	—	—	Route 1	Portion Of Property	B	—	—	—	—

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

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)

by a Declaration dated June 29, 1987 and recorded in Liber 1700, Folio 235, both among the Land Records of Howard County, Maryland;

BEGINNING AT A POINT on the common boundary of the said Smith Property and the Property of David A, Sherman as recorded in Liber 3256 at Folio 156, said point being S61°09'07"E, 230.00 feet from an iron pipe found on the east side of the 3- foot right-of-way line on the Patuxent Branch of the Baltimore and Ohio Railroad, thence across said Smith Property the following eight courses: (1) N30°34'30"E, 352.05 feet to a point; thence (2) N01°12'11"W, 173.97 feet to a point; thence, (3) N06°32'16"W, 222.66 feet to a point; thence, (4) N41°00'18"W, 73.00 feet to a point; thence (5) N32°27'43"E, 58.00 feet to a point; thence, (6) N09°09'20"W, 140.00 feet to a point; thence, (7) N04°57'35"W, 483.27 feet to a point; thence, (8) N18°37'07"W, 71.00 feet to a point on the Southeast right-of-way line of Washington Boulevard (US Route 1), thence with the right-of-way of Washington Boulevard (9) S40°46'52"W, 112.30 feet to a point thence across aforesaid Smith Property the following five courses: (10) S17°02'40"E, 153.78 feet to a point; thence (11) S04°16'44"E, 446.98 feet to a point; thence, (12) S14°20'31"E, 267.11 feet to a point of a curvature; thence, (13) 324.84 feet along the arc of a curve deflecting to the right, having a radius of 40.00 feet, delta 46°31'45", Chord S85°55'21"W, 315.98 feet to a point; thence, (14) S32°11'14"W, 244.28 Feet to a point on the aforesaid common property line; thence, (15) N61°09'07"W, 70.00 feet TO THE POINT OF BEGINNING. Containing 97,346 square feet or 2.2348 acres of land, more or less.

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.

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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