



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF PHIPPSBURG, SAGADAHOC COUNTY, MAINE	Lots 490 and 491, Popham Beach Estates, as described in Deed, Document No. 07809, recorded in Book 843, Page 024, filed for record in the Registry of Deeds, Sagadahoc County, Maine. The portion of property removed from the SFHA is more particularly described by the following metes and bounds: BEGINNING at an iron pipe set into the earth that is N89°01'53"E, 37.41 feet from an iron road set into the earth that is N89°01'53"E from a point on the Easterly bound of Surf Street, so-called, that is N79°14'29"E from an iron pipe set into the earth on the Westerly bound of said Surf Street; thence N29°43'01"W, 93.29 feet to a iron pipe set into the earth; thence
	COMMUNITY NO.: 230120	
AFFECTED MAP PANEL	NUMBER: 2301200012D	
	NAME: TOWN OF PHIPPSBURG, SAGADAHOC COUNTY, MAINE	
	DATE: 7/15/1992	
FLOODING SOURCE: ATLANTIC OCEAN		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.748, -69.781 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)
—	—	Popham Beach Estates	26 Surf Street	Portion of Property	B	9.8 feet	—	10.1 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., CFM, Acting Chief
Hazard Identification Section, Mitigation Division
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)

N66°22'17"W, 48.29 feet; thence S16°09'16"W, 25.27 feet; thence S48°05'37"E, 21.06 feet; thence S13°26'15"W, 25.62 feet; thence S29°54'06"E, 30.21 feet; thence S81°27'13"E, 73.55 feet to the POINT OF BEGINNING.

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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