

388/11



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY	Lot 19, Block 388, as described in the Deed, recorded in Deed Book 4718, Pages 151 through 153, and Lot 10, Block 388, as described in the Deed, recorded in Deed Book 4718, Pages 154 through 156 and A portion of a Parcel of Land, Instrument No. 43241, as described in the Deed, recorded in Deed Book S-54, Page 487, All Deeds filed in the Office of the County Clerk, Morris County, New Jersey The portion of property removed from the SFHA is more particularly described by the following meets and bounds:
	COMMUNITY NO.: 345311	
AFFECTED MAP PANEL	NUMBER: 3453110002B	
	NAME: TOWNSHIP OF PEQUANNOCK, MORRIS COUNTY, NEW JERSEY	
DATE: 7/3/1986		
FLOODING SOURCE: POMPTON RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.945, -74.293 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 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)
—	—	4013/12	111 Lincoln Park Road	Portion of Property 2	X (shaded)	181.0 feet	182.5 feet	182.3 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 EXTRATERRITORIAL JURISDICTION
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 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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



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Washington, D.C. 20472

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

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Portion of Property 1 (To be known as Lot 9)

Beginning at a point on the southwesterly R.O.W. line of Mandeville Avenue a 50' wide R.O.W., said point also being located North 88° 50' 00" West for a distance of 234.00 feet from a set cap and rebar marking the point of intersection formed by the southwesterly R.O.W. line of Mandeville Avenue and the north westerly R.O.W. of Lincoln Park Road a 66' wide R.O.W., said beginning point also marking the common point between Lot 71 and Lot 72 as shown on herein referenced filed map and running thence: Leaving said R.O.W. line and partly along the common line of Lot 19 in Block 388 as shown on the tax assessment map South 01° 10' 00" West for a distance of 138.00 feet to a set cap and rebar, thence; Along a common line between Lot 11 and Lot 9 in Block 388 as shown on the Township of Pequannock tax assessment map North 88° 50' 00" West for a distance of 75.00 feet to a set cap and rebar, thence; Partly along the common line of Lands now formerly Smolen, known as Lot 8 in Block 388 as shown on the current assessment map North 01° 10' 00" East for a distance of 138.00 feet to a point on the southwesterly R.O.W. line of Mandeville Avenue, said point also marking the common point between Lot 68 and Lot 69 as shown on herein referenced filed map, thence; Along the southwesterly R.O.W. line of Mandeville Avenue South 88° 50' 00" East for a distance of 75.00 feet to the point and place of beginning herein described. Being known and designated as all of Lots 69, 70, and 71 and part of Lots 7 and 8 as shown on a map entitled, "Map of Montclair Gardens Comprising 378 Lots and Plats," filed on August 23, 1912 as Map No. 435. Also being known and designated as Lot 9 in Block 388 on the current assessment map of the Township of Pequannock.


Portion of Property 2 (To be known as Lot 11)

Beginning at a point on the northwesterly R.O.W. line of Lincoln Park Road a 66' wide R.O.W., said beginning point being marked by a set cap and rebar, said beginning point also being located 162.71 feet from a set cap and rebar marking the point of intersection formed by the southwesterly R.O.W. line of Mandeville Avenue a 50' wide R.O.W. and the northwesterly R.O.W. line of Lincoln Park Road and running thence: Along the northwesterly R.O.W. line of Lincoln Park Road South 40° 58' 20" West for a distance of 60.63 feet to an angle point in said R.O.W. line, thence; Continuing along the northwesterly R.O.W. line of Lincoln Park Road South 32° 29' 53" West for a distance of 186.15 feet to an angle point in said R.O.W. line, thence; Continuing along the now northeasterly R.O.W. line of Lincoln Park Road North 75° 59' 22" West for a distance of 71.00 feet to a point, thence; Leaving the northeasterly R.O.W. line of Lincoln Park Road and partly along the line of Lot 9 and Lots 1, 2, 3, 4, 5, 6 and part of Lot 7 as shown on herein referenced filed map, said line also in common with lands now or formerly Kimble, known as Lot 12 and partly along the lands now or formerly Seugling known as Lot 13 in Block 388 as shown on the current assessment map North 01° 10' 00" East for a distance of 176.80 feet to a set cap and rebar, thence; Along the common line between Lot 9 and Lot 11 in Block 388 as shown on the current assessment map South 88° 50' 00" East for a distance of 75.00 feet to a set cap and rebar, thence; North 01° 10' 00" East for a distance of 13.00 feet to a set cap and rebar, thence; Partly along the common line between Lot 7 and Lot 8 as shown on herein referenced filed map South 88° 50' 00" East for a distance of 129.83 feet to the point and place of beginning herein described. Being known and designated as all of Lots 69, 70, and 71 and part of Lots 7 and 8 as shown on a map entitled, "Map of Montclair Gardens Comprising 378 Lots and Plats," filed on August 23, 1912 as Map No. 435. Also being known and designated as Lot 11 in Block 388 on the current assessment map of the Township of Pequannock.

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 Service Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.


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Version 1.3.3

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