



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CAMDEN COUNTY, GEORGIA (Unincorporated Areas)	Lots 1-25 and 31-40, Misty Harbor, Phase I, as shown on a Plat, filed and recorded in Plat Drawer No. 13, Map No. 17, on November 18, 1999, by the Camden County Deputy Clerk; and portions of the property described and recorded in Quitclaim Deed No. 001463, Book No. 710, Pages 157-167, filed on February 23, 1999, by the Camden County Deputy Clerk of the Superior Court. Portion of property to be removed more particularly described in the following metes and bounds description:
	COMMUNITY NO.: 130262	
AFFECTED MAP PANEL	NUMBER: 13039C0377C; 13039C0380D	
	NAME: CAMDEN COUNTY, GEORGIA AND INCORPORATED AREAS	
DATE: 9/30/88; 7/3/95		
FLOODING SOURCE: SANDLER CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.871, -81.599 SOURCE OF LAT & LONG: MAPBLAST! DATUM: NAD83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	Misty Harbor	—	Metes and Bounds	X(shaded)	11.0 feet	—	—	11.0 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 (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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**LETTER OF MAP AMENDMENT  
DETERMINATION DOCUMENT (REMOVAL)**  
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**LEGAL PROPERTY DESCRIPTION (CONTINUED)**

All that certain tract or parcel of land being a portion of the Misty Harbor Development, 31st G.M.D., Camden County, Georgia (said Misty Harbor Development according to deed recorded in Deed Book 710, Page 157 (ex), public records of said county) and being more particularly described as follows: For a point of beginning commence at a point where the Southerly R/W line of Harrietts Bluff Road (A varied R/W) intersects the Southerly R/W line of Harrietts Bluff Cut-off Road (an 80 foot R/W) and run S69°55'00"E, along last mentioned Southerly R/W line, a distance of 183.23 feet to a point of curvature; run thence in a Southeasterly direction along the arc of a curve in the Southwesterly R/W line said Harrietts Bluff Cut-off Road, said curve being concave to the Southwest and having a radius of 1167.72 feet, a chord distance of 354.79 feet to the point of tangency; the bearing of the aforementioned chord being S61°10'43"E; run thence S52°26'26"E, along last mentioned Southwesterly line, a distance of 742.28 feet to a point where said Southwesterly R/W line intersects the Westerly R/W line of Pelican Road (an 80 foot R/W); run thence S20°58'52"E, along last mentioned Westerly R/W line, a distance of 609.37 feet to a point of curvature; run thence in a Southerly direction along the arc of a curve in last mentioned Westerly R/W line, said curve being concave to the West and having a radius of 323.79 feet, a chord distance of 139.96 feet to the point of tangency, the bearing of the aforementioned chord being S08°29'58"E; run thence S03°58'55"W, along last mentioned Westerly R/W line, a distance of 569.73 feet to a point; run thence the following thirty seven (37) courses: S54°12'13"W, a distance of 195.35 feet to a point; S88°47'16"W, a distance of 110.45 feet to a point; N57°38'18"W, a distance of 227.32 feet to a point; N80°49'24"W, a distance of 220.91 feet to a point; N45°32'43"W, a distance of 202.93 feet to a point; N72°54'06"W, a distance of 298.33 feet to a point; N84°05'10"W, a distance of 240.21 feet to a point; S71°43'36"W, a distance of 215.41 feet to a point; S35°08'08"W, a distance of 152.64 feet to a point; N88°34'59"W, a distance of 227.04 feet to a point; S41°40'11"W, a distance of 105.52 feet to a point; S06°55'49"W, a distance of 383.56 feet to a point; S17°39'14"W, a distance of 256.36 feet to a point; S62°41'52"W, a distance of 229.30 feet to a point; N82°29'15"W, a distance of 294.36 feet to a point; S71°52'36"W, a distance of 357.98 feet to a point; S44°26'29"WW, a distance of 168.76 feet to a point; S83°16'08"W, a distance of 228.04 feet to a point; N40°31'32"W, a distance of 232.39 feet to a point; N31°56'05"W, a distance of 185.89 feet to a point; N50°22'03"W, a distance of 216.17 feet to a point; N46°48'07"W, a distance of 128.54 feet to a point; N55°37'54"W, a distance of 146.71 feet to a point; N29°09'32"W, a distance of 130.02 feet to a point; N04°30'20"W, a distance of 78.44 feet to a point; N20°41'47"E, a distance of 257.77 feet to a point; N63°58'45"E, a distance of 230.33 feet to a point; N34°16'14"E, a distance of 108.92 feet to a point; N04°49'19"E, a distance of 180.94 feet to a point; N29°06'45"E, a distance of 475.73 feet to a point; N49°28'57"E, a distance of 549.54 feet to a point; N52°06'33"E, a distance of 132.86 feet to a point; N71°48'56"E, a distance of 268.35 feet to a point; N80°32'26"E, a distance of 228.51 feet to a point; S86°49'05"E, a distance of 609.79 feet to a point; N11°38'30"E, a distance of 169.36 feet to a point; N71°32'32"W, a distance of 865.39 feet to a point lying on the aforementioned Southerly R/W line of Harrietts Bluff Road; run thence N87°02'00"E, along last mentioned Southerly R/W line, a distance of 792.58 feet to a jog in said Southerly R/W line; run thence S02°58'00"E, perpendicular to last mentioned Southerly R/W line a distance of 10.00 feet to a point lying on said Southerly R/W line of Harrietts Bluff Road; run thence N 87°02'00"E, perpendicular to the aforementioned job and along last mentioned Southerly R/W line, a distance of 448.70 feet to the point of beginning

**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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