



Federal Emergency Management Agency
Washington, D.C. 20472

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

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	YAVAPAI COUNTY, ARIZONA (Unincorporated Areas)	A portion of Section 27 and 34, Township 17 North, Range 5 East, Gila and Salt River Base and Meridian, as described in the Warranty Deed recorded as Document No. 3597499 in Book 4045, Page 305, in the Office of the Recorder, Yavapai County, Arizona The portion of property is more particularly described by the following metes and bounds: ORIGINAL PARCELS: 408-31-270, 271, 272 CURRENT PARCELS: 408-31-316, 317, 318, 349
	COMMUNITY NO.: 040093	
AFFECTED MAP PANEL	NUMBER: 04025C1455F DATE: 6/6/2001	
FLOODING SOURCE: OAK CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 34.816, -111.815 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)
--	--	--	(400 Loy Lane)	Portion of Property	X (shaded)	3925.5 to 3930.0 feet	--	3929.9 to 3930.6 feet
CURRENT SITUS: 12, 22, & 32 LAGOS CT								

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 FLOODWAY
FILL RECOMMENDATION

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.

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.

William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the corner common to sections 27 and 34, thence N88°13'57"W, 236.45 feet to the POINT OF BEGINNING; thence S25°10'53"E, 124.10 feet; thence S07°00'24"E, 49.24 feet; thence S43°28'28"E, 67.34 feet; thence S53°09'07"E, 60.05 feet; thence S44°44'54"W, 80.70 feet; thence N85°16'56"W, 61.40 feet; thence N35°01'30"W, 700.37 feet; thence N75°27'27"E, 92.19 feet; thence S89°00'47"E, 49.77 feet; thence S40°01'43"E, 62.70 feet; thence S52°27'12"E, 84.41 feet; thence S35°21'10"E, 83.04 feet; thence S29°34'47"E, 132.10; thence S25°10'53"E, 17.06 feet to the POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

A handwritten signature in black ink that reads "William R. Blanton Jr." with a stylized flourish at the end.

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division



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Washington, D.C. 20472

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

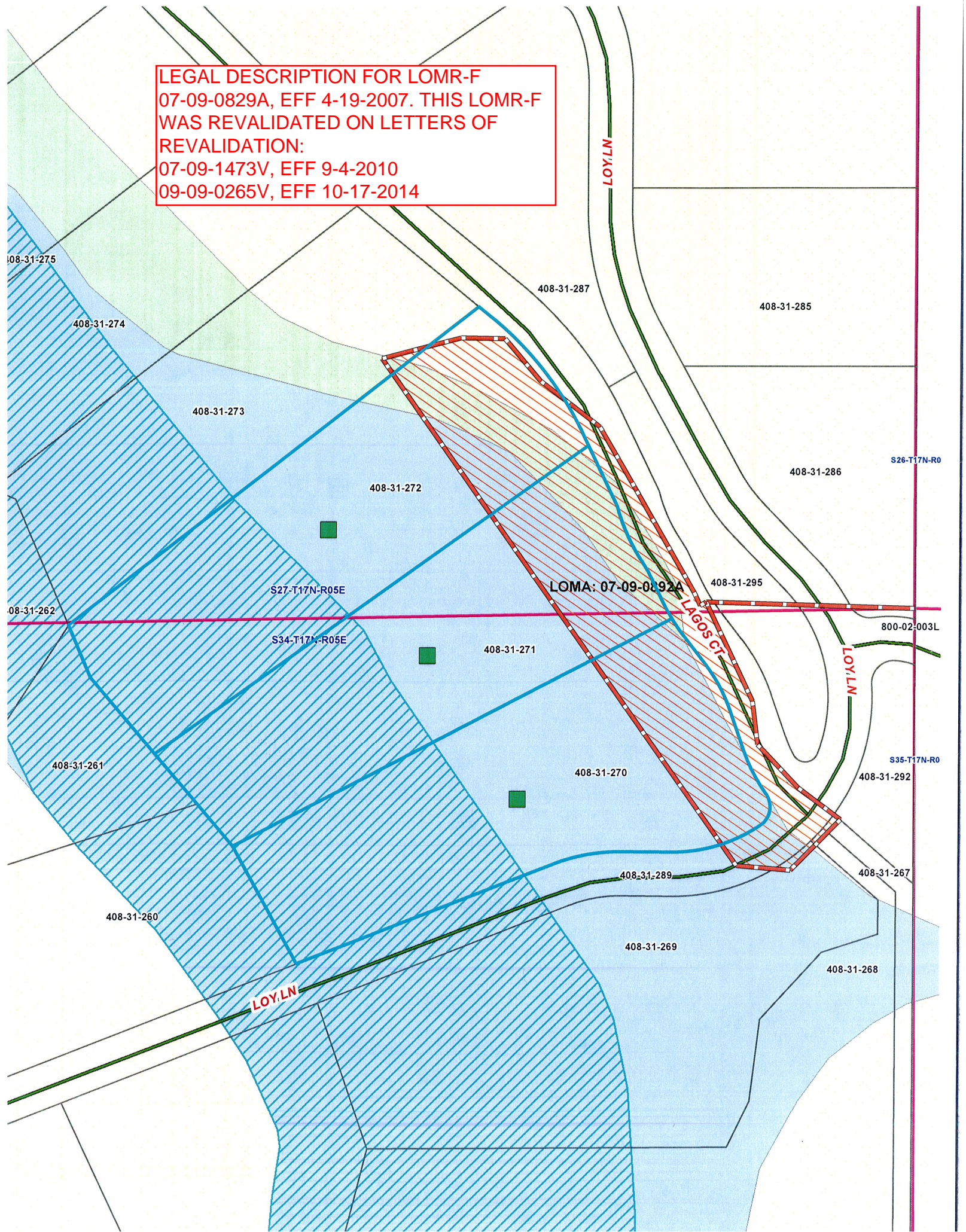
The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

A handwritten signature in cursive script that reads "William R. Blanton Jr." followed by a stylized flourish.

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division

LEGAL DESCRIPTION FOR LOMR-F
07-09-0829A, EFF 4-19-2007. THIS LOMR-F
WAS REVALIDATED ON LETTERS OF
REVALIDATION:
07-09-1473V, EFF 9-4-2010
09-09-0265V, EFF 10-17-2014





Federal Emergency Management Agency

Washington, D.C. 20472

August 27, 2008

**THIS DOC IS SUPERSEDED BY:
07-09-0892A EFF 4/19/2007 AND**

07-09-1473V, EFF 9/4/2010

Mr. Al Spector
6900 E Camelback Suite 830
Scottsdale, AZ, 85251

IN REPLY REFER TO CASE NO.: 08-09-1483A
Community: Yavapai County, Arizona
Community No.: 040093
Map Panel No.: 04025C1455F
Effective Date: June 06, 2001

***CURRENT PARCELS: 408-31-316, 317, 318, 349**

***CURRENT SITUS: 12, 22, & 32 LAGOS CT**

RE: Lots 19 through 25, (Retreat on Oak Creek **SITUS: 400 LOY; PARCELS: 408-31-270, 271, & 272)**

Dear Mr. Spector: ***REPLATTED AS LA MERRA, THEN SEDONA RANCH ON OAK CREEK. SEE NEW
SITUS ADDRESS AND PARCEL NUMBERS ABOVE.**

This is in reference to a request that the Federal Emergency Management Agency (FEMA) issue a Letter of Map Revision Based on Fill (LOMR-F) for the property referenced above in accordance with the National Flood Insurance Program (NFIP) regulations.

After reviewing the information submitted with the request and the effective NFIP map for the referenced community, FEMA has determined that the property is located within a Special Flood Hazard Area (SFHA) designated Zone AE with established base (100-year) flood elevations.

Our review of this request is, in accordance with NFIP regulations, limited to the effective NFIP map. The submitted data indicates that substantial construction has occurred along Oak Creek that could change the hydraulic characteristics of the SFHA as shown on the effective NFIP map. The modifications of this request require a review of technical data to ascertain what effect, if any, the changes have had on the SFHA in the area of the property. A review of the technical data is not available under the procedure requested.

When physical changes have occurred that may affect flooding, a community or a citizen may apply for a revision to the floodplain boundaries shown on the NFIP map under the provisions of Part 65 of the NFIP regulations. Part 65 describes the map revision procedures and the requirement for supporting technical data. Please note that all requests for map revisions must be submitted through the community, and that it is the responsibility of the community to furnish to FEMA the data reflecting the nature and effects of the changes.

You may obtain a copy of the required application/certification forms for a map revision request from FEMA's website by accessing the MT-2 packet at http://www.fema.gov/plan/prevent/fhm/dl_mt-2.shtm. Included in the packet are instructions that explain how to fill out the forms and where to submit them. Upon receipt of the appropriate technical data, completed forms and fee, we will review the request and, if warranted, revise the map.

If you apply for a map revision and a fee has been submitted for the case number listed above, it will be transferred and applied to your new request. Please be sure to reference the case number listed above in your new request. If however, you do not wish to apply for a map revision and would like the fees refunded, please submit a written request, including the case number listed above, to the address mentioned below.

If you have any questions concerning this letter, 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 22304-6425.

Sincerely,

A handwritten signature in black ink that reads "William R. Blanton Jr." with a stylized flourish at the end.

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

cc: Mr. Kenneth Spedding

bcc: NSP Case File
MIP/Search and Retrieve/Case 08-09-1483A