



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	YAVAPAI COUNTY, ARIZONA (Unincorporated Areas)	Lots 43, 44, and 51, Amended Amended Final Plat John Gardiner's Enchantment recorded in Book 25, Pages 32 through 35; Lots 45, 46, and 47, Second Revised Plat of a Portion of Amended Amended Final Plat John Gardiner's Enchantment recorded as Document No. 4222881, in Book 62, Page 8, both in the Office of the Recorder, Yavapai County, Arizona * SEE PAGE 2 FOR ADDITIONAL PARCELS
	COMMUNITY NO.: 040093	
AFFECTED MAP PANEL	NUMBER: 04025C1115G DATE: 9/3/2010	
FLOODING SOURCE: BOYNTON CANYON		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 34.917, -111.854 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (LOCAL)	LOWEST ADJACENT GRADE ELEVATION (LOCAL)	LOWEST LOT ELEVATION (LOCAL)
--	--	John Gardiner's Enchantment	--	Structure (Unit 43) 408-38-043	X (unshaded)	--	4524.9 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.)

DETERMINATION TABLE (CONTINUED) STUDY UNDERWAY
PORTIONS REMAIN IN THE SFHA
ZONE A

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 structure(s) on 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, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (LOCAL)	LOWEST ADJACENT GRADE ELEVATION (LOCAL)	LOWEST LOT ELEVATION (LOCAL)
--	--	John Gardiner's Enchantment	--	Structure (Unit 44) 408-38-044	X (unshaded)	--	4530.5 feet	--
--	--	2nd Revised John Gardiner's Enchantment	--	Structure (Unit 45) 408-38-045	X (unshaded)	--	4523.3 feet	--
--	--	2nd Revised John Gardiner's Enchantment	--	Structure (Unit 46) 408-38-046	X (unshaded)	--	4521.3 feet	--
--	--	2nd Revised John Gardiner's Enchantment	--	Structure (Unit 47) 408-38-047	X (unshaded)	--	4517.0 feet	--
--	--	John Gardiner's Enchantment	--	Structure (Unit 51) 408-38-051	X (unshaded)	--	4509.6 feet	--


PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 6 Properties.)

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.

ZONE A (This Additional Consideration applies to the preceding 6 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

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, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.


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