



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)	A portion of Lots 16, 17, and 27, Amended Final Plat of John Gardiner's Enchantment, as shown on the Plat recorded in Book 25, Pages 32 through 35, in the Office of the Recorder, Yavapai County, Arizona. The portion of property is more particularly described by the following metes and bounds: * SEE PAGE 2 FOR ADDITIONAL PROPERTIES
	COMMUNITY NO.: 040093	
AFFECTED MAP PANEL	NUMBER: 04025C1115G DATE: 9/3/2010	
FLOODING SOURCE: BOYNTON CANYON		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 34.918, -111.855 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)
*16	--	Amended John Gardiner's Enchantment	*162 Anasazi Lane 408-38-072	Portion of Property	X (shaded)	--	--	4512.0 to 4519.0 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 ZONE A
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, LOMC Clearinghouse, 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)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

LOT 16:

COMMENCING at the Northwest corner of Lot 16; thence S83°45'03"E, 8.22 feet to the POINT OF BEGINNING; thence S83°45'03"E, 213.70 feet; thence S05°01'34"E, 147.79 feet; thence 47.79 feet along a curve to the left having a radius of 87.80 feet; thence S61°40'18"W, 16.93 feet; thence 63.11 feet along a curve to the left having a radius of 382.85 feet; thence N54°37'37"W, 57.94 feet; thence 137.79 feet along a curve to the right having a radius of 167.08 feet to the POINT OF BEGINNING.

LOT 17:

COMMENCING at the Southwest corner of Lot 17; thence S83°45'03"E, 8.22 feet to the POINT OF BEGINNING; thence S83°45'03"E, 213.70 feet; thence N05°01'34"W, 143.04 feet; thence 36.14 feet along a curve to the left having a radius of 50.00 feet; thence S88°26'16"W, 170.88 feet; thence S09°59'42"W, 24.53 feet; thence S08°58'19"E, 39.52 feet; thence S02°11'31"E, 63.02 feet to the POINT OF BEGINNING.

LOT 27:

BEGINNING at the Northwest corner of Lot 27; thence N88°24'27"E, 172.42 feet; thence S25°12'23"E, 9.80 feet; thence 57.05 feet along a curve to the left having a radius of 104.95 feet; thence S03°18'01"E, 35.93 feet; thence S32°22'17"W, 118.75 feet; thence S88°24'27"W, 170.00 feet; thence N07°45'18"W, 46.85 feet; thence 133.05 feet along a curve to the left having a radius of 60.00 feet; thence 21.83 feet along a curve to the right having a radius of 30.00 feet; thence 20.01 feet along a curve to the left having a radius of 716.68 feet to the POINT OF BEGINNING.

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)
17	--	Amended John Gardiner's Enchantment	26 Three Face Trail 408-38-073	Portion of Property	X (shaded)	--	--	4519.0 to 4522.6 feet
27	--	Amended John Gardiner's Enchantment	29 Mesa Verde Trail 408-38-083	Portion of Property	X (shaded)	--	--	4530.0 to 4531.0 feet

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, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 3 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 3 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.

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A handwritten signature in black ink, appearing to read "Luis Rodriguez".

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