



Federal Emergency Management Agency

Washington, D.C. 20472

SAME A 07-10-0325x

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BONNER COUNTY, IDAHO (Unincorporated Areas)	Block 6-A, Dover Bay Planned Unit Development, as shown on the Plat recorded as Document No. 682104 in Book 7, Page 215; Lots 3 through 7, Block 6-B1, Dover Bay Planned Unit Development, Bayside South, as shown on the Replat recorded as Document No. 682113 in Book 7, Page 221; Lots 1 through 8, Block 6-B2, Dover Bay Planned Unit Development, Bayside South, as shown on the Replat recorded as Document No. 682114 in Book 7, Page 222; Lots 1 through 9, Block 6-B3, Dover Bay
	COMMUNITY NO.: 160206	
AFFECTED MAP PANEL	NUMBER: 1602060300C	
	DATE: 8/4/1987	
FLOODING SOURCE: PEND OREILLE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 48.249, -116.606 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)
	6-B1	Dover Bay	--	Portion of Property	C	2069.2 feet	--	2069.2 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
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.

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)

Planned Unit Development, Bayside South, as shown on the Replat recorded as Document No. 682115 in Book 7, Page 223; in the Office of the Recorder, Bonner County, Idaho

The portions of properties to be removed from the SFHA are more particularly described by the following metes and bounds:

Lot 3, Block 6-B1:

COMMENCING at the northeast corner of Lot 3; thence S30°16'34"E, 34.34 feet to the POINT OF BEGINNING; thence S30°16'34"E, 123.46 feet; thence S56°52'32"W, 64.59 feet, along a non-tangent curve to the left with a delta of 20°58'52" and a radius of 177.39 feet; thence N38°03'02"W, 154.20 feet; thence N54°13'04"E, 37.78 feet; thence N76°51'18"E, 37.19 feet; thence S63°21'21"E, 22.42 feet to the POINT OF BEGINNING

Block 6-A:

BEGINNING at a point that bears east along the north line of Block 6-A, 121.03 feet from the northwest corner of Block 6-A; thence S25°28'50"E, 22.51 feet; thence S41°07'43"E, 46.53 feet; thence S64°48'02"E, 41.74 feet; thence S77°54'49"E, 41.34 feet; thence N68°22'56"E, 55.75 feet; thence S87°15'21"E, 49.77 feet; thence S83°56'45"E, 50.27 feet; thence S44°45'16"E, 18.25 feet; thence S20°03'36"E, 31.68 feet; thence S61°50'29"E, 36.28 feet; thence S61°50'25"E, 60.77 feet; thence S56°03'43"E, 37.67 feet; thence N82°52'50"E, 20.57 feet; thence S72°33'56"E, 23.40 feet; thence N75°00'58"E, 36.98 feet; thence N70°34'26"E, 20.72 feet; thence S20°57'09"W, 428.63 feet; thence N85°44'08"W, 255.61 feet; thence N56°48'06"W, 155.78 feet, along said southerly line, being a tangent curve to the right, with a delta angle of 57°52'03" and a radius of 161.00 feet; thence N27°52'05"W, 99.00 feet; thence N41°44'36"W, 147.27 feet, along said southwesterly line, being a tangent curve to the left, with a delta angle of 27°45'02" and a radius of 307.06 feet; thence N14°03'54"W, 39.80 feet, along said southwesterly line, being a tangent curve to the right, with a delta angle of 83°06'25" and a radius of 30.00 feet; thence N16°15'38"E, 224.87 feet, along the westerly line of Block 6-A, being a non-tangent curve to the left, with a delta angle of 22°27'20" and a radius of 577.44 feet; thence east along the north line of Block 6-A, a distance of 121.03 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)

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.

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--	6-A	Dover Bay	--	Portion of Property	C	2069.2 feet	--	2069.2 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 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.

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DETERMINATION

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	6-B1	Dover Bay	--	Property	C	2069.2 feet	--	2070.0 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
DETERMINATION TABLE (CONTINUED)

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 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.

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DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)

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, 3801 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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5	6-B1	Dover Bay	--	Property	C	2069.2 feet	--	2077.8 feet
6	6-B1	Dover Bay	--	Property	C	2069.2 feet	--	2078.5 feet
7	6-B1	Dover Bay	--	Property	C	2069.2 feet	--	2077.0 feet
8	6-B1	Dover Bay	--	Property	C	2069.2 feet	--	2076.4 feet
	6-B2	Dover Bay	--	Property	C	2069.2 feet	--	2077.5 feet
2	6-B2	Dover Bay	--	Property	C	2069.2 feet	--	2077.9 feet
3	6-B2	Dover Bay	--	Property	C	2069.2 feet	--	2077.8 feet
4	6-B2	Dover Bay	--	Property	C	2069.2 feet	--	2078.0 feet
5	6-B2	Dover Bay	--	Property	C	2069.2 feet	--	2078.5 feet
6	6-B2	Dover Bay	--	Property	C	2069.2 feet	--	2078.8 feet
7	6-B2	Dover Bay	--	Property	C	2069.2 feet	--	2077.1 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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8	6-B2	Dover Bay	--	Property	C	2069.2 feet	--	2078.3 feet
1	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2077.8 feet
2	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2078.0 feet
3	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2078.0 feet
	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2077.5 feet
5	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2077.4 feet
6	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2077.4 feet
7	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2078.2 feet
8	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2078.4 feet
9	6-B3	Dover Bay	--	Property	C	2069.2 feet	--	2078.5 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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February 15, 2007

MR. RALPH SLETAGER
DOVER BAY DEVELOPMENT, INC.
120 E LAKE STREET, SUITE 101
SANDPOINT, ID 83864

CASE NO.: 07-10-0162A
COMMUNITY: BONNER COUNTY, IDAHO
(UNINCORPORATED AREAS)
COMMUNITY NO.: 160206

DEAR MR. SLETAGER:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, 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.

Sincerely,

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

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

