



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BONNER COUNTY, IDAHO (Unincorporated Areas)	A portion of Block 2-C, Reedwalk; a portion of Block 2-D, Reedwalk; a portion of Block 2-E, Reedwalk; and a portion of Block 10, Marina Town; Dover Bay Planned Unit Development, as shown on the Plat recorded as Document No. 682104 in Book 7, Page 215, in the Office of the Recorder, Bonner County, Idaho The portion of property to be removed from the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 160206	
AFFECTED MAP PANEL	NUMBER: 1602060300C	
	DATE: 8/4/1987	
FLOODING SOURCE: PEND OREILLE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 48.246, -116.612 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)
--	2-C ✓	Reedwalk	--	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.)

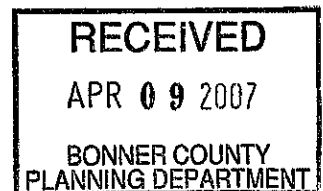
LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA

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)

thence N04°46'03"E, 201.24 feet; thence N28°58'54"E, 49.17 feet; thence 122.08 feet along a curve to the right (Delta = 33°09'01", Radius = 211.00 feet and Chord = N44°26'36"W, 120.39 feet); thence N27°52'05"W, 99.00 feet; thence 120.82 feet along a curve to the left (Delta = 26°55'45", Radius = 257.06 feet and Chord = N41°19'57"W, 119.71 feet); thence 45.72 feet along a curve to the left (Delta = 87°19'03", Radius = 30.00 feet and Chord = S81°32'37"W, 41.42 feet); thence 81.19 feet along a curve to the right (Delta = 08°03'21", Radius = 577.44 feet and Chord = S41°54'46"W, 81.12 feet); thence S45°56'25"W, 333.69 feet; thence 52.55 feet along a curve to the right (Delta = 46°19'23", Radius = 65.00 feet and Chord = S69°06'07"W, 51.13 feet); thence South, 96.90 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)
--	2-D ✓	Reedwalk	--	Portion of Property	C	2069.2 feet	--	2069.2 feet
--	2-E ✓	Reedwalk	--	Portion of Property	C	2069.2 feet	--	2069.2 feet
--	10 ✓	Marina Town	--	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 4 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.

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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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Block 2-C:

BEGINNING at the northeast corner of Block 2-C; thence S03°25'45"W, 129.20 feet; thence S75°57'55"W, 53.35 feet; thence N78°10'02"W, 71.01 feet; thence S84°41'13"W, 109.54 feet; thence S83°33'48"W, 85.24 feet; thence N86°51'38"W, 103.25 feet; thence N73°22'31"W, 108.08 feet; thence N27°10'13"W, 88.69 feet; thence N78°03'02"E, 70.34 feet; thence N68°57'12"E, 130.50 feet; thence 74.68 feet along a curve to the right (Delta = 16°21'41", Radius = 261.52 feet and Chord = S47°47'21"E, 74.43 feet); thence S39°36'30"E, 12.74 feet; thence 373.84 feet along a curve to the left (Delta = 111°36'38", Radius = 191.91 feet and Chord = N84°35'11"E, 317.47 feet) to the POINT OF BEGINNING

Block 2-D:

BEGINNING at the northeast corner of Block 2-D; thence S04°04'42"W, 309.79 feet; thence N76°21'44"W, 78.05 feet; thence S86°38'33"W, 89.17 feet; thence N68°34'34"W, 96.64 feet; thence N86°51'03"W, 90.89 feet; thence N87°39'42"W, 95.81 feet; thence N82°57'38"W, 102.18 feet; thence N77°54'35"W, 84.64 feet; thence N89°23'24"W, 67.47 feet; thence N83°25'02"W, 98.90 feet; thence S75°57'55"W, 13.93 feet; thence N03°25'45"E, 129.20 feet; thence 100.48 feet along a curve to the right (Delta = 54°30'14", Radius = 105.63 feet and Chord = N56°01'59"E, 96.74 feet); thence N83°17'06"E, 395.38 feet; thence 348.12 feet along a curve to the right (Delta = 18°54'21", Radius = 1055.00 feet and Chord = S87°15'44"E 346.54 feet) to the POINT OF BEGINNING

Block 2-E:

BEGINNING at the northwest corner of Block 2-E; thence S04°04'42"W, 309.79 feet; thence S76°21'44"E, 5.61 feet; thence S77°07'22"E, 89.95 feet; thence S76°53'48"E, 86.12 feet; thence S72°02'19"E, 118.81 feet; thence S70°57'39"E, 96.12 feet; thence S82°11'32"E, 85.08 feet; thence S83°55'02"E, 95.93 feet; thence S71°06'22"E, 110.26 feet; thence N76°16'03"E, 88.49 feet; thence S55°13'56"E, 54.60 feet; thence S79°26'23"E, 21.70 feet; thence 145.30 feet along a curve to the right (Delta = 12°21'01", Radius = 674.07 feet and Chord = N15°34'23"E, 145.02 feet); thence 45.14 feet along a curve to the left (Delta = 86°12'08", Radius = 30.00 feet and Chord = N21°21'10"W, 41.00 feet); thence N64°27'14"W, 215.33 feet; thence 125.02 feet along a curve to the left (Delta = 06°05'47", Radius = 1175.00 feet and Chord = N67°30'08"W 124.96 feet); thence N70°33'01"W, 403.80 feet; thence 133.87 feet along a curve to the left (Delta = 07°15'35", Radius = 1055.00 feet and Chord = N74°10'48"W, 133.58 feet) to the POINT OF BEGINNING

Block 10:

BEGINNING at the northwest corner of Block 10; thence South, 96.90 feet; thence S83°05'15"E, 70.52 feet; thence N87°48'59"E, 46.68 feet; thence N53°07'47"E, 15.14 feet; thence S16°59'13"E, 17.73 feet; thence S83°12'48"E, 93.28 feet; thence N71°25'34"E, 50.80 feet; thence S64°04'26"E, 62.73 feet; thence S82°43'26"E, 64.71 feet; thence S71°18'42"E, 58.57 feet; thence S62°23'12"E, 55.99 feet; thence S86°06'07"E, 51.49 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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Engineering Management Section
Mitigation Division



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Washington, D.C. 20472

RECEIVED

April 05, 2007

APR 09 2007

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

CASE NO.: 07-10-0289A
COMMUNITY: BONNER COUNTY, IDAHO
(UNINCORPORATED AREAS)
COMMUNITY NO.: 160206
ASSESSOR'S OFFICE

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