



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)	Lots 1 through 10 and a portion of Lots 11 through 19, Block 5-A, Dover Bay Planned Unit Development, as shown on the Bayside North Replat recorded as Document No. 682111 in Book 7, Page 219, in the Office of the Recorder, Bonner County, Idaho The portion of property is more particularly described by the following metes and bounds: <div style="text-align: right; font-size: 1.2em;">32.57N-2W</div>
	COMMUNITY NO.: 160206	
AFFECTED MAP PANEL	NUMBER: 1602060300C DATE: 8/4/1987	

FLOODING SOURCE: PEND OREILLE RIVER	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 48.247, -116.609 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83
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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)
9	5-A	Dover Bay	--	Portion of Property	B	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
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.

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MAY 07 2007

**BONNER COUNTY
PLANNING DEPARTMENT**

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



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the common boundary corner of Lots 6 and 19; thence South 35.92 feet; thence 153.30 feet along a curve to the right (Delta = $55^{\circ}15'06''$, Radius = 158.97 feet and Chord = $S27^{\circ}37'33''W$, 147.43 feet); thence $S55^{\circ}15'06''W$, 100.91 feet; thence 220.64 feet along a curve to the right (Delta = $75^{\circ}09'02''$, Radius = 168.22 feet and Chord = $N86^{\circ}33'20''W$, 205.16 feet); thence 12.78 feet along a curve to the left (Delta = $02^{\circ}46'14''$, Radius = 264.25 feet and Chord = $N46^{\circ}23'14''W$, 12.78 feet); thence $S36^{\circ}37'59''W$, 66.70 feet; thence $S86^{\circ}06'10''W$, 119.59 feet; thence 45.72 feet along a curve to the left (Delta = $03^{\circ}50'49''$, Radius = 680.93 feet and Chord = $S17^{\circ}30'51''W$, 45.71 feet); thence $S63^{\circ}05'31''E$, 32.22 feet; thence $N38^{\circ}30'19''E$, 47.60 feet; thence $S56^{\circ}47'19''E$, 76.74 feet; thence $N86^{\circ}38'59''E$, 92.69 feet; thence $S87^{\circ}24'48''E$, 71.99 feet; thence $N75^{\circ}13'20''E$, 92.73 feet; thence $N73^{\circ}02'33''E$, 59.05 feet; thence $N64^{\circ}52'13''E$, 85.51 feet; thence $N79^{\circ}15'29''E$, 102.34 feet; thence $N08^{\circ}41'33''W$, 71.10 feet; thence $N13^{\circ}48'00''E$, 66.07 feet; thence $N19^{\circ}54'58''E$, 54.52 feet; thence $N29^{\circ}07'44''E$, 48.35 feet; thence $N30^{\circ}58'59''E$, 19.45 feet; thence 10.54 feet along a curve to the left (Delta = $01^{\circ}03'23''$, Radius = 571.81 feet and Chord = $S72^{\circ}23'48''W$, 10.54 feet); thence 78.36 feet along a curve to the left (Delta = $18^{\circ}06'37''$, Radius = 247.91 feet and Chord = $S80^{\circ}55'25''W$, 78.03 feet); thence $S89^{\circ}58'43''W$, 42.95 feet to the POINT OF BEGINNING

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

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.

William R. Blanton Jr.

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



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	COMMUNITY NO.: 160206	
AFFECTED MAP PANEL	NUMBER: 1602060300C	
	DATE: 8/4/1987	
FLOODING SOURCE: PEND OREILLE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 48.247, -116.609 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)
	5-A	Dover Bay	-	Property	C	2069.2 feet	-	2073.0 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.)

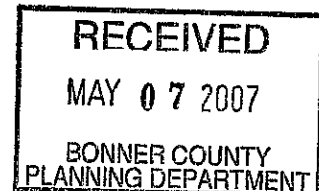
LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)

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.

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.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the common boundary corner of Lots 6 and 19; thence South 35.92 feet; thence 153.30 feet along a curve to the right (Delta = 55°15'06", Radius = 158.97 feet and Chord = S27°37'33"W, 147.43 feet); thence S55°15'06"W, 100.91 feet; thence 220.64 feet along a curve to the right (Delta = 75°09'02", Radius = 168.22 feet and Chord = N86°33'20"W, 205.16 feet); thence 12.78 feet along a curve to the left (Delta = 02°46'14", Radius = 264.25 feet and Chord = N46°23'14"W, 12.78 feet); thence S36°37'59"W, 66.70 feet; thence S86°06'10"W, 119.59 feet; thence 45.72 feet along a curve to the left (Delta = 03°50'49", Radius = 680.93 feet and Chord = S17°30'51"W, 45.71 feet); thence S63°05'31"E, 32.22 feet; thence N38°30'19"E, 47.60 feet; thence S56°47'19"E, 76.74 feet; thence N86°38'59"E, 92.69 feet; thence S87°24'48"E, 71.99 feet; thence N75°13'20"E, 92.73 feet; thence N73°02'33"E, 59.05 feet; thence N64°52'13"E, 85.51 feet; thence N79°15'29"E, 102.34 feet; thence N08°41'33"W, 71.10 feet; thence N13°48'00"E, 66.07 feet; thence N19°54'58"E, 54.52 feet; thence N29°07'44"E, 48.35 feet; thence N30°58'59"E, 19.45 feet; thence 10.54 feet along a curve to the left (Delta = 01°03'23", Radius = 571.81 feet and Chord = S72°23'48"W, 10.54 feet); thence 78.36 feet along a curve to the left (Delta = 18°06'37", Radius = 247.91 feet and Chord = S80°55'25"W, 78.03 feet); thence S89°58'43"W, 42.95 feet to the POINT OF BEGINNING

TERMINATION 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	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2073.0 feet
3	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2074.0 feet
4	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2074.0 feet
5	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2075.0 feet
6	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2076.0 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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7	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2072.0 feet
8	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2072.0 feet
9	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2072.0 feet
10	5-A	Dover Bay	--	Property	C	2069.2 feet	--	2070.0 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr.

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



Federal Emergency Management Agency

Washington, D.C. 20472

May 03, 2007

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

CASE NO.: 07-10-0448A
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

