Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PORT HURON, ST. CLAIR COUNTY, MICHIGAN	Lots B, 1, 3, 5, and 7, and a portion of Lots A, 2, 4, 6, 8, 9, and 11, and a parcel of land, Catherine Desriviere Campau Palms Subdivision, as described in the Warranty Deed, recorded as Document No. 2012034314, in Liber 4340, Page 125, in the Office of the County Register of Deeds, St. Clair County, Michigan
	COMMUNITY NO.: 260204	
AFFECTED MAP PANEL	NUMBER: 26147C0352D	The portions of property are more particularly described by the following metes and bounds:
	DATE: 5/3/2010	
FLOODING SOURCE: BLACK RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.992, -82.444 SOURCE OF LAT & LONG: ARCGIS 10.1 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Catherine Desriviere Campau Palms	2025 Water Street	Portion of Property	X (shaded)	585.5 feet	--	585.5 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
STUDY UNDERWAY

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)

2021 Water Street:

COMMENCING at a point on the Southeasterly line of Private Claim No. 3; thence N61°09'33"E, a distance of 342.00 feet; thence N31°00'00"W, a distance of 600.67 feet; thence N61°05'00"E, a distance of 15.97 feet to the POINT OF BEGINNING; thence N61°05'00"E, a distance of 34.03 feet; thence S31°00'00"E, a distance of 50.00 feet; thence N61°05'00"E, a distance of 330.06 feet; thence S25°26'48"E, a distance of 116.22 feet; thence S04°13'24"E, a distance of 20.92 feet; thence S27°17'34"E, a distance of 152.06 feet; thence S19°02'37"E, a distance of 66.69 feet; thence S28°53'02"E, a distance of 44.72 feet; thence S09°14'26"E, a distance of 64.04 feet; thence S41°56'27"E, a distance of 20.74 feet; thence S15°10'43"E, a distance of 26.78 feet; thence S01°56'29"E, a distance of 19.78 feet; thence S61°22'17"W, a distance of 147.70 feet; thence S46°10'28"W, a distance of 25.89 feet; thence S05°33'52"E, a distance of 7.94 feet; thence S57°24'50"W, a distance of 20.38 feet; thence N71°44'20"W, a distance of 11.65 feet; thence S58°10'01"W, a distance of 46.05 feet; thence N58°14'10"W, a distance of 39.72 feet; thence N32°47'27"W, a distance of 110.70 feet; thence N27°44'26"W, a distance of 25.84 feet; thence N40°34'33"W, a distance of 37.60 feet; thence N31°58'56"W, a distance of 352.47 feet; thence N26°36'16"W, a distance of 20.17 feet to the POINT OF BEGINNING

2025 Water Street:

COMMENCING at a point on the Southeasterly line of Private Claim No. 3; thence N61°09'33"E, a distance of 342.00 feet; thence N31°00'00"W, a distance of 664.49 feet to the POINT OF BEGINNING; thence N31°00'00"W, a distance of 96.14 feet; thence N61°05'00"E, a distance of 117.20 feet; thence N31°00'00"W, a distance of 59.75 feet; thence S61°05'00"W, a distance of 450.26 feet to a point on the circumference of a 19,064.87 foot radius curve along the Northeasterly line of Water Street; thence along said arc of curve to the left 66.06 feet with a central angle of 0°11'55" and chord bearing and distance of N29°27'12"W, a distance of 66.06 feet; thence N61°05'00"E, a distance of 448.48 feet; thence N31°00'00"W, a distance of 165.96 feet; thence N61°05'00"E, a distance of 277.43 feet; thence S23°15'37"E, a distance of 100.28 feet; thence S34°15'09"E, a distance of 66.64 feet; thence S39°03'36"E, a distance of 37.83 feet; thence S30°37'53"E, a distance of 90.86 feet; thence S29°31'38"E, a distance of 107.84 feet; thence S27°05'03"E, a distance of 99.46 feet; thence S61°05'00"W, a distance of 330.06 feet; thence N31°00'00"W, a distance of 50.00 feet; thence S61°05'00"W, a distance of 34.03 feet; thence N26°16'36"W, a distance of 64.63 feet; thence S58°59'41"W, a distance of 21.27 feet to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

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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LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	Catherine Desriviere Campau Palms	2021 Water Street	Portion of Property	X (shaded)	585.3 feet	--	585.3 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.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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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