Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF COTTLEVILLE, ST. CHARLES COUNTY, MISSOURI	A portion of Section 12, Township 46 North, Range 3 East, 5th Principal Meridian, as described in the Special Warranty Deed, recorded as Document No. 20120301000148120, in Book DE5733, Pages 1390, 1391, and 1392, in the Office of the Recorder, St. Charles County, Missouri.
	COMMUNITY NO.: 290898	The portion of property is more particularly described by the following metes and bounds:
AFFECTED MAP PANEL	NUMBER: 29183C0244E	
	DATE: 8/2/1996	
FLOODING SOURCE: DARDENNE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.764, -90.631 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	4100 Mid Rivers Mall Drive	Portion of Property	X (shaded)	468.3-470.0 feet	--	468.5-470.4 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
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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 revises 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)

COMMENCING at the Easternmost corner of U.S. Survey 353; thence S42º10'00"W, 346.73 feet; thence N46º31'41"W, 455.55 feet; thence N40º36'12"E, 465.30 feet to the POINT OF BEGINNING; thence N40º36'12"E, 101.68 feet; thence S88º47'05"E, 1434.01 feet; thence S00º00'00"E, 460.87 feet; thence along a curve to the left with a radius of 460.00 feet, a distance of 183.29 feet; thence S84º19'16"W, 10.01 feet; thence along a curve to the right with a radius of 740.00 feet, a distance of 216.49 feet; thence along a curve to the right with a radius of 410.00 feet, a distance of 164.75 feet; thence N75º53'39"W, 31.62 feet; thence N79º42'35"W, 240.43 feet; thence N75º53'39"W, 34.24 feet; thence along a curve to the right with a radius of 530.00 feet; a distance of 171.65 feet; thence N57º20'47"W, 186.34 feet; thence along a curve to the right with a radius of 405.00 feet, a distance of 208.64 feet; thence along a curve to the left with a radius of 345.00 feet, a distance of 127.88 feet; thence along a curve to the left with a radius of 40.00 feet, a distance of 38.36 feet; thence N75º59'39"E, 31.03 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.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F 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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