



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	WEBER COUNTY, UTAH (Unincorporated Areas)	A portion of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, as described in the Warranty Deed recorded as Document No. 3166293, in the Office of the County Recorder, Weber County, Utah The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 490187	
AFFECTED MAP PANEL	NUMBER: 49057C0228F; 49057C0236F DATE: 6/2/2015; 6/2/2015	
FLOODING SOURCE: PINE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.311944, -111.859507 SOURCE OF LAT & LONG: LOMA LOGIC 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)
3	--	Asgard Heights (Future)	--	Portion of Property (Portion 1)	X (unshaded)	--	--	5151.6 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 ZONE A
DETERMINATION TABLE (CONTINUED) STATE LOCAL CONSIDERATIONS
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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

FUTURE ASGARD HEIGHTS, LOT 3, PORTION 1:

COMMENCING AT THE SOUTHEAST PROPERTY CORNER OF PARCEL 220230016; THENCE NORTH 13°06'37" EAST 883.34 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 10°26'11" EAST 392.69 FEET; THENCE ALONG THE ARC OF A 1645.78 FOOT RADIUS CURVE TO THE RIGHT 288.17 FEET, HAVING A CENTRAL ANGLE OF 10°01'57" WITH A CHORD BEARING NORTH 81°43'08" EAST 287.81 FEET; THENCE SOUTH 21°36'21" WEST 224.86 FEET; THENCE SOUTH 51°19'51" WEST 349.84 FEET TO THE POINT OF BEGINNING

FUTURE ASGARD HEIGHTS, LOT 3, PORTION 2:

COMMENCING AT THE SOUTHEAST PROPERTY CORNER OF PARCEL 220230016; THENCE NORTH 28°28'36" EAST 744.62 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 88°26'49" EAST 191.69 FEET; THENCE NORTH 10°26'11" EAST 64.84 FEET; THENCE NORTH 46°17'55" EAST 400.82 FEET; THENCE SOUTH 17°37'38" WEST 362.93 FEET TO THE POINT OF BEGINNING

FUTURE ASGARD HEIGHTS, LOT 4, PORTION 1:

COMMENCING AT THE SOUTHEAST PROPERTY CORNER OF PARCEL 220230016; THENCE NORTH 18°24'39" WEST 798.12 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 52°32'05" EAST 379.47 FEET; THENCE NORTH 0°42'35" EAST 189.86 FEET; THENCE ALONG THE ARC OF A 1645.78 FOOT RADIUS CURVE TO THE RIGHT 230.65 FEET, HAVING A CENTRAL ANGLE OF 8°01'48" WITH A CHORD BEARING NORTH 72°41'16" EAST 230.46 FEET; THENCE SOUTH 10°26'11" WEST 493.20 FEET; THENCE SOUTH 68°44'07" WEST 48.16 FEET; THENCE SOUTH 28°09'14" WEST 91.66 FEET; THENCE NORTH 87°08'12" WEST 24.72 FEET; THENCE SOUTH 87°55'59" WEST 46.29 FEET; THENCE NORTH 71°02'32" WEST 290.92 FEET TO THE POINT OF BEGINNING

FUTURE ASGARD HEIGHTS, LOT 5, PORTION 1:

COMMENCING AT THE SOUTHEAST PROPERTY CORNER OF PARCEL 220230016; THENCE NORTH 44°16'00" WEST 252.86 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 0°40'11" EAST 548.07 FEET; THENCE SOUTH 71°02'32" EAST 204.24 FEET; THENCE SOUTH 1°45'10" WEST 159.92 FEET; THENCE SOUTH 31°10'10" WEST 376.14 FEET TO THE POINT OF BEGINNING

FUTURE ASGARD HEIGHTS, LOT 5, PORTION 2:

COMMENCING AT THE SOUTHEAST PROPERTY CORNER OF PARCEL 220230016; THE POINT OF COMMENCEMENT IS ALSO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 89°24'59" WEST 13.40 FEET; THENCE NORTH 89°01'58" WEST 126.83 FEET; THENCE NORTH 22°02'51" EAST 412.26 FEET; THENCE SOUTH 1°45'10" WEST 86.38 FEET; THENCE SOUTH 1°46'26" WEST 233.05 FEET; THENCE SOUTH 4°08'15" WEST 65.00 TO THE POINT OF BEGINNING

FUTURE ASGARD HEIGHTS, LOT 6:

COMMENCING AT THE SOUTHWEST PROPERTY CORNER OF PARCEL 220230016; THE POINT OF COMMENCEMENT IS ALSO THE POINT OF BEGINNING; RUNNING THENCE NORTH 0°06'18" EAST 681.02 FEET; THENCE SOUTH 89°53'02" EAST 9.92 FEET; THENCE NORTH 52°32'05" EAST 116.12 FEET; THENCE SOUTH 71°02'32" EAST 86.68 FEET; THENCE SOUTH 0°40'11" WEST 726.51 FEET; THENCE NORTH 89°01'58" WEST 176.85 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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
3	--	Asgard Heights (Future)	--	Portion of Property (Portion 2)	X (unshaded)	--	--	5169.3 feet
4	--	Asgard Heights (Future)	--	Portion of Property (Portion 1)	X (unshaded)	--	--	5166.3 feet
5	--	Asgard Heights (Future)	--	Portion of Property (Portion 1)	X (unshaded)	--	--	5212.0 feet
5	--	Asgard Heights (Future)	--	Portion of Property (Portion 2)	X (unshaded)	--	--	5230.4 feet
6	--	Asgard Heights (Future)	--	Portion of Property	X (unshaded)	--	--	5217.4 feet

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 6 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.

ZONE A (This Additional Consideration applies to the preceding 6 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

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STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration