



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA	A portion of Lots 1 through 9, Block 1; and a portion of Lots 1 through 16, Block 2, Brookfield Eighth Addition, as shown on the Plat recorded as Document No. 2176453.001, in the Office of the County Recorder, Anoka County, Minnesota The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 270681	
AFFECTED MAP PANEL	NUMBER: 27003C0165E	
	DATE: 12/16/2015	
FLOODING SOURCE: TROTT BROOK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 45.275503, -93.452408 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)
1-9	1	Brookfield Eighth Addition	--	Portion of Property	X (shaded)	--	--	871.5 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) INADVERTENT INCLUSION FLOODWAY 1

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision 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 NFIP regulatory floodway or 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 NFIP regulatory floodway and 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



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)


Lots 1-9, Block 1:

Beginning at the northeast corner of said Lot 9, Block 1; thence on an assumed bearing of South 04 degrees 14 minutes 57 seconds East, along the east line of said Lot 9, Block 1, a distance of 108.74 feet; thence South 73 degrees 04 minutes 24 seconds West a distance of 84.05 feet; thence South 72 degrees 47 minutes 35 seconds West a distance of 78.96 feet; thence South 78 degrees 31 minutes 41 seconds West a distance of 55.66 feet; thence South 43 degrees 14 minutes 28 seconds West a distance of 139.88 feet; thence North 89 degrees 37 minutes 36 seconds West a distance of 90.95 feet; thence South 71 degrees 01 minutes 42 seconds West a distance of 50.91 feet; thence South 31 degrees 23 minutes 15 seconds West, a distance of 183.20 feet; thence South 33 degrees 47 minutes 19 seconds West a distance of 107.00 feet; thence South 26 degrees 39 minutes 17 seconds East a distance of 140.24 feet to the west right of way line of Quartz Street N.W.; thence South 00 degrees 28 minutes 10 seconds East, along the west line of Quartz Street N.W., a distance of 44.00 feet to the northeasterly right of way line of 168th Circle N.W.; thence northwesterly a distance of 26.53 feet along a non-tangential curve concave to the southwest, having a radius of 245.00 feet, a central angle of 6 degrees 12 minutes 11 seconds and whose chord bears North 45 degrees 35 minutes 44 seconds West; thence North 48 degrees 41 minutes 50 seconds West, tangent to said curve and along said right of way line of 168th Circle N.W., a distance of 78.19 feet; thence northerly and northwesterly a distance of 110.65 feet, along a non-tangential curve concave to the southwest, having a radius of 60.00 feet, a central angle of 105 degrees 39 minutes 58 seconds and whose chord bears North 35 degrees 16 minutes 21 seconds West; thence northerly and northeasterly, continuing along said right of way line of 168th Circle N.W., a distance of 209.18 feet and along a non-tangential curve concave to the east having a radius of 185.00 feet, a central angle of 64 degrees 47 minutes 07 seconds and whose chord bears North 12 degrees 03 minutes 14 seconds East; thence North 44 degrees 26 minutes 47 seconds East, tangent to last described curve, a distance of 100.00 feet; thence northeasterly a distance of 58.45 feet, along a tangential curve concave to the southeast having a radius of 720.00 feet and a central angle of 4 degrees 39 minutes 04 seconds; thence North 49 degrees 05 minutes 51 seconds East, tangent to last described curve and continuing along said right of way line of 168th Circle N.W., a distance of 259.09 feet; thence northeasterly a distance of 172.72 feet, along a tangential curve concave to the southeast, having a radius of 270.00 feet and a central angle of 36 degrees 39 minutes 12 seconds; thence North 85 degrees 45 minutes 03 seconds East, tangent to last described curve, a distance of 155.63 feet to the point of beginning

Lots 1-16, Block 2:

Beginning at the southeast corner of said Lot 1, Block 2; thence on an assumed bearing of North 04 degrees 14 minutes 57 seconds West, along the east line of said Lot 1, Block 2, a distance of 130.69 feet; thence South 76 degrees 04 minutes 57 seconds West a distance of 265.16 feet; thence South 72 degrees 09 minutes 43 seconds West a distance of 54.05 feet; thence North 42 degrees 49 minutes 26 seconds West a distance of 33.90 feet; thence North 37 degrees 07 minutes 52 seconds East a distance of 76.78 feet; thence North 22

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.


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



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)


ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

degrees 02 minutes 43 seconds West a distance of 27.92 feet; thence South 62 degrees 50 minutes 33 seconds West a distance of 75.27 feet; thence South 33 degrees 04 minutes 30 seconds West a distance of 231.45 feet; thence South 13 degrees 19 minutes 40 seconds West a distance of 52.99 feet; thence South 42 degrees 51 minutes 47 seconds West a distance of 37.23 feet; thence South 49 degrees 05 minutes 51 seconds West a distance of 81.91 feet; thence South 42 degrees 27 minutes 19 seconds East a distance of 4.04 feet; thence South 59 degrees 29 minutes 06 seconds West a distance of 19.24 feet; thence South 44 degrees 26 minutes 47 seconds West a distance of 253.93 feet; thence South 05 degrees 38 minutes 37 seconds West a distance of 104.67 feet; thence North 82 degrees 03 minutes 00 seconds West a distance of 34.62 feet to the west line of said Block 2; thence South 00 degrees 10 minutes 51 seconds West, along said west line, a distance of 292.69 feet; thence South 54 degrees 05 minutes 18 seconds East a distance of 42.24 feet; thence North 83 degrees 50 minutes 35 seconds East a distance of 56.63 feet; thence South 79 degrees 47 minutes 10 seconds East a distance of 93.70 feet; thence South 70 degrees 39 minutes 44 seconds East a distance of 32.36 feet; thence South 61 degrees 28 minutes 29 seconds East a distance of 30.85 feet; thence South 87 degrees 33 minutes 55 seconds East a distance of 87.63 feet to the southwesterly right of way line of 168th Circle N.W.; thence northwesterly along said right of way line of 168th Circle N.W., a distance of 81.41 feet and along a non-tangential curve concave to the southwest, having a radius of 185.00 feet, a central angle of 25 degrees 12 minutes 44 seconds and whose chord bears North 36 degrees 05 minutes 27 seconds West; thence North 48 degrees 41 minutes 50 seconds West, tangent to said curve, a distance of 85.00 feet; thence westerly and northwesterly, continuing along said right of way line of 168th Circle N.W., a distance of 139.72 feet and along a non-tangential curve concave to the northeast, having a radius of 60.00 feet, a central angle of 133 degrees 25 minutes 28 seconds and whose chord bears North 35 degrees 18 minutes 33 seconds West; thence northerly and northeasterly a distance of 285.45 feet, along a non-tangential curve concave to the east having a radius of 245.00 feet, a central angle of 66 degrees 45 minutes 20 seconds and whose chord bears North 11 degrees 04 minutes 06 seconds East; thence North 44 degrees 26 minutes 47 seconds East, tangent to last described curve, a distance of 100.00 feet; thence northeasterly, continuing along said right of way line of 168th Circle N.W., a distance of 63.32 feet and along a tangential curve concave to the southeast, having a radius of 780.00 feet and a central angle of 4 degrees 39 minutes 04 seconds; thence North 49 degrees 05 minutes 51 seconds East, tangent to last described curve, a distance of 259.09 feet; thence northeasterly a distance of 211.10 feet, along a tangential curve concave to the southeast, having a radius of 330.00 feet and a central angle of 36 degrees 39 minutes 12 seconds; thence North 85 degrees 45 minutes 03 seconds East, tangent to last described curve, a distance of 127.81 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 (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)

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.


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



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)


ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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)
1-16	2	Brookfield Eighth Addition	--	Portion of Property	X (shaded)	--	--	871.5 feet

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 2 Properties.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

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.


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

