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 ROCHESTER, OLMSTED COUNTY, MINNESOTA	A portion of Lots 1 through 9, Block 1 and a portion of Lots 1, 2, and 3, Block 4, Reflections on Mayo Lake Second, as shown on the Official Plat recorded as Document No. A-1409329, in the Office of the Recorder, Olmstead County, Minnesota The portions of property are more particularly described by the following metes and bounds:
	COMMUNITY NO.: 275246	
AFFECTED MAP PANEL	NUMBER: 27109C0144F; 27109C0282F	
	DATE: 4/19/2017; 4/19/2017	
FLOODING SOURCE: SOUTH FORK ZUMBRO RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:43.999960, -92.519095 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	Reflections on Mayo Lake Second	--	Portion of Property	X (shaded)	--	--	1024.9 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)
FILL RECOMMENDATION
PORTIONS REMAIN IN THE SFHA
STATE LOCAL CONSIDERATIONS

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 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)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BLOCK 1, LOTS 1-9:
BEGINNING at the southwest corner of said Lot 9; thence North 13 degrees 03 minutes 35 seconds East, assumed bearing along the westerly line of said Lot 9, a distance of 22.02 feet; thence North 58 degrees 41 minutes 29 seconds East, 68.83 feet; thence North 15 degrees 18 minutes 00 seconds East, 39.92 feet; thence North 08 degrees 53 minutes 02 seconds East, 68.77 feet; thence North 06 degrees 25 minutes 32 seconds West, 36.81 feet; thence North 12 degrees 52 minutes 08 seconds West, 45.72 feet; thence North 14 degrees 51 minutes 52 seconds West, 38.68 feet; thence North 18 degrees 26 minutes 39 seconds West, 27.99 feet; thence North 24 degrees 35 minutes 16 seconds West, 34.41 feet; thence North 33 degrees 34 minutes 29 seconds West, 39.00 feet; thence North 63 degrees 06 minutes 24 seconds West, 20.95 feet; thence North 78 degrees 53 minutes 44 seconds West, 37.16 feet; thence North 85 degrees 18 minutes 56 seconds West, 42.72 feet; thence North 42 degrees 51 minutes 52 seconds West, 5.70 feet; thence South 63 degrees 19 minutes 36 seconds West, 9.22 feet; thence South 79 degrees 07 minutes 18 seconds West, 92.00 feet; thence North 58 degrees 30 minutes 30 seconds West, 13.64 feet; thence South 38 degrees 44 minutes 45 seconds West, 13.31 feet; thence South 79 degrees 13 minutes 51 seconds West, 88.00 feet; thence North 62 degrees 41 minutes 39 seconds West, 13.02 feet; thence South 69 degrees 20 minutes 34 seconds West, 82.25 feet; thence North 61 degrees 26 minutes 58 seconds West, 15.26 feet; thence South 71 degrees 34 minutes 47 seconds West, 30.45 feet; thence South 74 degrees 43 minutes 26 seconds West, 96.37 feet; thence South 63 degrees 37 minutes 18 seconds West, 45.16 feet; thence South 48 degrees 22 minutes 26 seconds West, 30.18 feet to the westerly line of said Lot 1; thence North 20 degrees 48 minutes 10 seconds West, along said westerly line, 99.06 feet to the southerly line of Outlot C, in said REFLECTIONS ON MAYO LAKE SECOND (the next 7 courses are along said southerly line); thence North 69 degrees 30 minutes 16 seconds East, 498.49 feet; thence easterly 153.62 feet along a tangential curve, concave southerly, central angle of 51 degrees 46 minutes 32 seconds, radius of 170.00 feet and a chord which bears South 84 degrees 36 minutes 28 seconds East, 148.45 feet; thence South 58 degrees 43 minutes 12 seconds East, tangent to said curve, 107.17 feet; thence southeasterly 73.42 feet along a tangential curve, concave southwesterly, central angle of 24 degrees 44 minutes 36 seconds, radius of 170.00 feet and a chord which bears South 46 degrees 20 minutes 54 seconds East, 72.85 feet; thence southerly 64.15 feet along a compound curve, concave westerly, central angle of 72 degrees 03 minutes 50 seconds, radius of51.00 feet and a chord which bears South 02 degrees 03 minutes 19 seconds West, 60.00 feet; thence southerly and easterly 148.35 feet along a reverse curve, concave northeasterly, central angle of 166 degrees 40 minutes 05 seconds, radius of 51.00 feet and a chord which bears South 45 degrees 14 minutes 49 seconds East, 101.31 feet; thence South 01 degree 08 minutes 50 seconds East, not tangent to said curve, 212.62 feet to the south line of said Lot 9; thence South 72 degrees 40 minutes 36 seconds West, 240.86 feet along said south line to the POINT OF BEGINNING

BLOCK 4, LOTS 1-3:
BEGINNING at the northwest corner of said Lot 1; thence North 88 degrees 38 minutes 42 seconds East,

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

assumed bearing, along the north line of said Lot 1, a distance of 22.83 feet; thence South 15 degrees 06 minutes 34 seconds East, 39.13 feet; thence South 42 degrees 03 minutes 29 seconds East, 31.19 feet; thence South 55 degrees 38 minutes 41 seconds East, 140.44 feet; thence South 60 degrees 56 minutes 07 seconds East, 106.71 feet; thence South 29 degrees 11 minutes 52 seconds East, 56.30 feet; thence South 35 degrees 02 minutes 21 seconds East, 67.67 feet; thence South 36 degrees 22 minutes 21 seconds East, 192.19 feet; thence South 41 degrees 24 minutes 32 seconds East, 63.16 feet; thence South 68 degrees 59 minutes 24 seconds East, 19.37 feet to the southerly line of said Lot 3 (the next 4 courses are along the southerly and westerly lines of said Lot 3); thence South 30 degrees 57 minutes 52 seconds West, 51.01 feet; thence South 73 degrees 56 minutes 28 seconds West, 126.33 feet; thence South 86 degrees 34 minutes 05 seconds West, 129.46 feet; thence North 16 degrees 03 minutes 32 seconds West, 218.01 feet to the southerly line of Outlot G, in said REFLECTIONS ON MAYO LAKE SECOND (the next 3 courses are along the southerly, easterly and northerly lines of said Outlot G); thence northeasterly, northerly and northwesterly 106.30 feet along a nontangential curve, concave westerly, central angle of 119 degrees 25 minutes 32 seconds, radius of 51.00 feet and a chord which bears North 14 degrees 13 minutes 42 seconds East, 88.08 feet; thence North 45 degrees 29 minutes 04 seconds West, tangent to said curve, 95.44 feet; thence northwesterly 128.71 feet along a tangential curve, concave southwesterly, central angle of 42 degrees 08 minutes 30 seconds, radius of 175.00 feet and a chord which bears North 66 degrees 33 minutes 19 seconds West, 125.83 feet to the west line of said Lot 1; thence North 01 degree 21 minutes 18 seconds West, not tangent to said curve and along said west line, 179.73 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)
1-3	4	Reflections on Mayo Lake Second	--	Portion of Property	X (shaded)	--	--	1029.3 feet

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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FILL RECOMMENDATION (This Additional Consideration applies to the preceding 2 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 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/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

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.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F 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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