



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 St. Charles, Kane County, Illinois	Lot 53, Royal Fox Subdivision, as described in Warranty Deed in Trust, Document No. 1999K042588, filed for record on April 27, 1999, by the Recorder, Kane County, Illinois; the portion of land to remain in the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 170330	
AFFECTED MAP PANEL	NUMBER: 17089C0260F	
	NAME: Kane County, Illinois and Incorporated Areas	
	DATE: 12/20/2002	
FLOODING SOURCE: NORTON CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.946, -88.268 SOURCE OF LAT & LONG: TERRASERVER-USA.COM 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)
—	—	Royal Fox	4301 Royal Fox Drive	Portion of Property	X (unshaded)	741.2 feet	—	742.1 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 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, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

Doug Bellomo, P.E., Acting Chief
Hazard Study Branch
Emergency Preparedness and Response Directorate



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LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Commencing at the Northwest corner for a POINT OF BEGINNING; thence N88°21'31"E along the North line of said Lot 53, 130.12 feet to the Northeast corner of said Lot 53; thence S04°38'26"W along the East line of said lot 53, 50.30 feet to a line 50.00 feet southerly of as measured perpendicular to and parallel with the North line of said Lot 53; thence S88°21'31"W along said parallel line 119.08 feet to the West line of said Lot 53; thence N07°57'24"W along said West line, 50.30 feet to the POINT OF BEGINNING, containing 13336.28 square feet.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. 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, 12101 Indian Creek Court, Beltsville, MD 20705. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip/>.

A handwritten signature in black ink, appearing to read "Doug Bellomo".

Doug Bellomo, P.E., Acting Chief
Hazard Study Branch
Emergency Preparedness and Response Directorate