



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI	A portion of Section 24, Township 47 North, Range 32 West, Fifth Principal Meridian, as described in the Corporation Warranty Deed recorded as Instrument No. 2016E0064327, in the Office of the Recorder, Jackson County, Missouri The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 290174	
AFFECTED MAP PANEL	NUMBER: 29095C0531G DATE: 1/20/2017	
FLOODING SOURCE: MOUSE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.872287, -94.413865 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 13)	X (shaded)	--	--	--

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)
PORTIONS REMAIN IN THE FLOODWAY

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). The subject property is correctly shown outside the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. If the policy has been written using an incorrect zone, it can be endorsed to correct the zone for the current policy year and one prior policy term. Please contact the insurance agent or company involved to request endorsement of the policy. 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
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Proposed Lot 4:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 332.65 feet to the POINT OF BEGINNING; THENCE North 2°24'33" East, 117.88 feet; THENCE South 89°06'30" East, 80.03 feet; THENCE South 2°24'33" West, 120.00 feet; THENCE North 87°35'27" West, 80.00 feet to the POINT OF BEGINNING

Proposed Lot 5:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to the POINT OF BEGINNING; THENCE North 2°24'33" East, 120.00 feet; THENCE North 70°40'26" East, 54.27 feet; THENCE South 32°52'52" East, 125.40 feet; THENCE westerly on a curve to the right (said curve having an initial tangent bearing South 58°15'26" West, a radius of 218.84 feet, a chord bearing South 75°20'00" West, a chord distance of 128.52 feet) an arc length of 130.44 feet to the POINT OF BEGINNING

Proposed Lot 13:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 430.54 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 835.00 feet, a chord bearing North 26°12'01" East, a chord distance of 97.98 feet) an arc length of 98.04 feet to the POINT OF BEGINNING; THENCE North 67°09'48" West, 125.11 feet; THENCE North 22°28'52" East, 79.58 feet; THENCE South 67°49'32" East, 124.73 feet; THENCE South 22°10'28" West, 71.37 feet to a point of curvature; THENCE southwesterly on a curve to the right (said curve having a radius of 835.00 feet, a chord bearing South 22°30'20" West, a chord distance of 9.65 feet) an arc length of 9.65 feet to the POINT OF BEGINNING

Proposed Lot 14:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 430.54 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 835.00 feet, a chord bearing North 25°52'09" East, a chord distance of 107.62 feet) an arc length of 107.69 feet; THENCE North 22°10'28" East, 71.37 feet to the POINT

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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OF BEGINNING; THENCE North 67°49'32" West, 124.73 feet; THENCE North 16°45'28" East, 80.36 feet; THENCE South 67°49'32" East, 132.32 feet; THENCE South 22°10'28" West, 80.00 feet to the POINT OF BEGINNING

Proposed Lot 15:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 430.54 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 835.00 feet, a chord bearing North 25°52'09" East, a chord distance of 107.62 feet) an arc length of 107.69 feet; THENCE North 22°10'28" East, 151.37 feet to the POINT OF BEGINNING; THENCE North 67°49'32" West, 132.32 feet; THENCE North 16°45'28" East, 81.36 feet; THENCE South 67°49'32" East, 140.00 feet; THENCE South 22°10'28" West, 81.00 feet to the POINT OF BEGINNING

Proposed Lot 16:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 430.54 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 835.00 feet, a chord bearing North 25°52'09" East, a chord distance of 107.62 feet) an arc length of 107.69 feet; THENCE North 22°10'28" East, 232.37 feet to the POINT OF BEGINNING; THENCE North 67°49'32" West, 140.00 feet; THENCE North 22°10'28" East, 81.00 feet; THENCE South 67°49'32" East, 140.00 feet; THENCE South 22°10'28" West, 81.00 feet to the POINT OF BEGINNING

Proposed Lot 17:

COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 2°45'31" East on the West Line of said Southwest Quarter, 999.28 feet; THENCE South 87°35'27" East, 412.65 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 218.84 feet, a chord bearing North 60°59'12" East, a chord distance of 228.19 feet) an arc length of 240.04 feet to a point of tangency; THENCE North 29°33'50" East, 430.54 feet to a point of curvature; THENCE northeasterly on a curve to the left (said curve having a radius of 835.00 feet, a chord bearing North 25°52'09" East, a chord distance of 107.62 feet) an arc length of 107.69 feet; THENCE North 22°10'28" East, 313.37 feet to the POINT OF BEGINNING; THENCE North 67°49'32" West, 140.00 feet; THENCE North 22°10'28" East, 88.00 feet;

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

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THENCE South 67°49'32" East, 115.00 feet to a point of curvature; THENCE southeasterly on a curve to the right (said curve having a radius of 25.00 feet, a chord bearing South 22°49'32" East, a chord distance of 35.36 feet) an arc length of 39.27 feet to a point of tangency; THENCE South 22°10'28" West, 63.00 feet to the POINT OF BEGINNING

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 14)	X (shaded)	--	--	--
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 15)	X (shaded)	--	--	--
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 16)	X (shaded)	--	--	--
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 17)	X (shaded)	--	--	--
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 4)	X (shaded)	--	--	--
--	--	--	3923 SW Pryor Road	Portion of Property (prop. Lot 5)	X (shaded)	--	--	--

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PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 7 Properties.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment 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. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined 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>.

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