1134 E. Bisnaga, Lot 7

Federal Emergency Management Agency

Washington, D.C. 20472

JUN 3 1986

IN REPLY REFER TO:
IA-RA-TO (218-65)

The Honorable Jimmy Kerr
Mayor, City of Casa Grande
300 East Fourth Street
Casa Grande, AZ 85222

Dear Mayor Kerr:

This is in response to letter dated May 5, 1986, from Mr. Douglas D. Gardner of Gardner Development Corporation, Chandler Arizona, requesting that the Federal Emergency Management Agency (FEMA) determine whether Lots 6, 7, and 10, Block 4, Desert Valley Unit No. 2, as described in the Warranty Deed, recorded as Docket No. 1297-277 in the Office of the Recorder, Pinal County, Arizona, are located within the Special Flood Hazard Area (SFHA).

On May 27, 1986, we received all technical data necessary to process your request. We have reviewed the Flood Insurance Rate Map (FIRM), with respect to these data, and have determined that portions of Lots 6, 7 and 10, Block 4 of the above-mentioned property are located within a SFHA, Zone A2, and would be inundated by a flood having a one-percent chance of occurrence each year. However, the existing structures on the lots are located in an area that has been filled to or above the Base Flood Elevation and are no longer within the SFHA, but are located in Zone B, where flood insurance is available at low cost. Because portions of the lots are within the SFHA, Zone A2, any new construction or substantial improvement on the lots remains subject to Federal, state, and local regulations for floodplain management. This determination is based on the best flood data available at the present time.

As required by legislation, a community must adopt and enforce floodplain management measures in order to ensure continued eligibility to participate in the National Flood Insurance Program. Therefore, the City of Casa Grande must enforce these regulations using, at a minimum, the elevations and zone designations in the special flood hazard areas as shown on your community's FIRM, including the modification made by this letter of map revision.

This determination has the effect of revising the FEMA Map Number 040080, Panel 0010 B, dated April 19, 1983. Mr. Douglas D. Gardner and the state coordinating agency are being provided with copies of this Letter of Determination.

This modification has been been pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR 65.

This modification is effective as of the date of this letter. However, a review of this determination and any requests for changes should be made within 30 days. Any requests for reconsideration must be based on scientific or technical data.

If you have any questions, or if we can be of further assistance, please contact the Office of Risk Assessment, Federal Insurance Administration, at (202) 646-2764.

Sincerely,

Charles A. Lindsey, Chief
Technical Operations Division
Federal Insurance Administration

cc: Mr. Douglas D. Gardner
State Coordinating Agency

JUN
RECEIVED
CITY OF
CASA GRANDE,
ARIZ.

City of Casa Grande, Arizona

POST CONSTRUCTION ELEVATION CERTIFICATE/FLOODPROOFING CERTIFICATE

Building Owner Permit Number

INSTRUCTIONS: The registered professional engineer, architect, surveyor or community permit official completes Section I. Print or type the information on this form. This form is to be used for new (POST-FIRM)construction and for substantial improvements to existing structures in Zones A1-A30, AO, AH, A99 and V1-V30 and existing (PRE-FIRM) buildings to be rated under POST-FIRM rules and rates.

SECTION I

1134 E. Bisnaga

Property Location

LOT 7 BLOCK 4 DESERT VALLEY #2

FIA MAP PANEL ON WHICH PROPERTY IS LOCATED

H&I-01

FIA MAP ZONE IN WHICH PROPERTY IS LOCATED

A2

LOWEST FLOOR ELEVATION AT THE BUILDING SITE

1390.8

BASE FLOOD ELEVATION AT THE BUILDING SITE

1389.8

FIA MAP EFFECTIVE DATE

AUG. 1, 1977

START OF CONSTRUCTION DATE

Name and Title

Phone

ADDRESS

Raymond Lee Jones (Signature)

1/31/86 (Date)

SECTION II

INSTRUCTIONS

Complete only the Elevation Certification unless the building has been floodproofed at least to the base flood elevation. If floodproofing is used, complete only the Floodproofing Certification. The Elevation Certification must be completed by a registered professional engineer, architect, or surveyor. The Floodproofing Certification may only be completed by a registered professional engineer or architect.

ELEVATION CERTIFICATION

ZONES, A,A1-30,A-99, AH: I certify that the building at the property described above has the lowest floor (including basement) at an elevation of 1390.8 feet, NGVD (mean sea level) and the average grade at the building site is at an elevation of 1389.0 feet NGVD.

ZONES V,V1-V30: I certify that the building at the property location described above has the bottom of the lowest floor beam at an elevation of _____ feet NGVD(mean sea level) and the average grade at the building site is at an elevation of _____ feet, NGVD.

ZONE AO. I certify that the building at the property location described above has the lowest floor (including basement) elevated 1.0 feet above the highest adjacent grade. This meets [✓], does not meet [ ] the community's requirement for the new construction.

FLOODPROOFING CERTIFICATION

I certify to the best of my knowledge, information, and belief, that the structure is designed so that the structure is watertight to an elevation of _____ feet NGVD (mean sea level), with walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy that would be caused by the flood depths, pressures, velocities, impact and uplift forces associated with the base flood.

In the event of flooding, will this degree of floodproofing be achieved with human intervention?*

The elevation of the lowest finished grade adjacent to the structure 1390.4.

Will the structure be occupied as a residence? _____

If the answer to both questions is Yes, the floodproofing cannot be credited for rating purposes and the elevation certification must be completed instead.

*Floodproofed with human intervention means that water will enter the structure when floods up to the base flood level occur, unless measures are taken prior to the flood to prevent entry of water (e.g. bolting metal shields over doors and windows).

CERTIFIERS NAME

RAYMOND LEE JONES

TITLE

REGISTERED LAND SURVEYOR

ADDRESS

1100 E. BRENDA CASA GRANDE AZ. 85222

Raymond Lee Jones (Signature)

1/31/86 (Date)

4/30/86

If certified by Engineer Architect or Surveyor AFFIX SEAL OR WRITE PROFESSIONAL LICENSE NO. BELOW

REGISTERED LAND SURVEYOR CERTIFICATE NO. 5713 RAYMOND LEE JONES Date Signed ARIZONA, U.S.A.

City of Casa Grande, Arizona

POST CONSTRUCTION ELEVATION CERTIFICATE/FLOODPROOFING CERTIFICATE

Building Owner Permit Number

INSTRUCTIONS: The registered professional engineer, architect, surveyor or community permit official completes Section I. Print or type the information on this form. This form is to be used for new (POST-FIRM)construction and for substantial improvements to existing structures in Zones A1-A30, AO, AH, A99 and V1-V30 and existing (PRE-FIRM) buildings to be rated under POST-FIRM rules and rates.

SECTION I

1134 E. Bisnaga

Property Location

LOT 7 BLOCK 4 DESERT VALLEY #2 505.09.047

FIA MAP PANEL ON WHICH PROPERTY IS LOCATED: H&I-01

FIA MAP ZONE IN WHICH PROPERTY IS LOCATED: A2

LOWEST FLOOR ELEVATION AT THE BUILDING SITE: 90.8

BASE FLOOD ELEVATION AT THE BUILDING SITE: 89.8

FIA MAP EFFECTIVE DATE: AUG. 1, 1977

START OF CONSTRUCTION DATE Name and Title Phone

ADDRESS

(Signature) (Date)

SECTION II

INSTRUCTIONS

Complete only the Elevation Certification unless the building has been floodproofed at least to the base flood elevation. If floodproofing is used, complete only the Floodproofing Certification. The Elevation Certification must be completed by a registered professional engineer, architect, or surveyor. The Floodproofing Certification may only be completed by a registered professional engineer or architect.

ELEVATION CERTIFICATION

ZONES, A,A1-30,A-99, AH: I certify that the building at the property described above has the lowest floor (including basement) at an elevation of ____ feet, NGVD (mean sea level) and the average grade at the building site is at an elevation of ____ feet NGVD.

ZONES V,V1-V30: I certify that the building at the property location described above has the bottom of the lowest floor beam at an elevation of _____ feet NGVD(mean sea level) and the average grade at the building site is at an elevation of ____ feet, NGVD.

ZONE AO. I certify that the building at the property location described above has the lowest floor (including basement) elevated ____ feet above the highest adjacent grade. This meets/___/, does not meet/___/ the community's requirement for the new construction.

FLOODPROOFING CERTIFICATION

I certify to the best of my knowledge, information, and belief, that the structure is designed so that the structure is watertight to an elevation of _____ feet NGVD (mean sea level), with walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy that would be caused by the flood depths, pressures, velocities, impact and uplift forces associated with the base flood.

In the event of flooding, will this degree of floodproofing be achieved with human intervention?*

Will the structure be occupied as a residence? _____

If the answer to both questions is Yes, the floodproofing cannot be credited for rating purposes and the elevation certification must be completed instead.

*Floodproofed with human intervention means that water will enter the structure when floods up to the base flood level occur, unless measures are taken prior to the flood to prevent entry of water (e.g. bolting metal shields over doors and windows).

CERTIFIERS NAME

RAYMOND LEE JONES

TITLE

REGISTERED LAND SURVEYOR

ADDRESS

1100 E. BRENDA CASA GRANDE AZ. 85222

Raymond Lee Jones 1/31/86

(Signature) (Date)

If certified by Engineer Architect or Surveyor AFFIX SEAL OR WRITE PROFESSIONAL LICENSE NO. BELOW

REGISTERED LAND SURVEYOR CERTIFICATE NO. 5713 RAYMOND LEE JONES Date Signed ARIZONA, U.S.A.

GARDNER DEVELOPMENT CORPORATION

May 5, 1986

Mr. Tevfik Turegun
City Engineer
City of Casa Grande
300 E. Fourth Street
Casa Grande, AZ 85222

RE: Letter of Map Amendment for Lots 6, 7 and 10, Block 4, Desert Valley No. 2

Dear Ted:

As you know, we are building homes on the referenced lots in Desert Valley. We have elevated these lots to get them out of the flood plane. We now need to file this information with FEMA to certify them out of the flood plane so the homeowners will not be required to have flood insurance. Please forward the attached documents to FEMA as you recently did for Lots 8 and 9.

I appreciate your help in this matter and if you have any questions, please do not hesitate to give me a call.

Sincerely,

Douglas D. Gardner
President

DDG/b11-20

Enc.

2500 N. Alma School Road • Chandler, Arizona 85224 • (602) 821-0700

GARDNER DEVELOPMENT CORPORATION

May 5, 1986

Federal Emergency Management Agency
Region IX, Building 105
Presidio of San Francisco, CA 94129

RE: Request for Letter of Map Amendment
Lot 6, Block 4, Desert Valley No. 2
Lot 7, Block 4, Desert Valley No. 2
Lot 10, Block 4, Desert Valley No. 2

Gentlemen:

Enclosed please find the referenced Request for Letter of Map Amendment and supporting documentation. These lots are located in an improved subdivision. The certifications are for slab on grade homes with no basements.

Please note that the surveyor added the elevation of the lowest finished grade adjacent to the structure on the elevation certificate.

If you need any additional information, please do not hesitate to give me a call.

Sincerely,

Douglas D. Gardner
President

DDG/B10-6

Enc.

2500 N. Alma School Road • Chandler, Arizona 85224 • (602) 821-0700

Federal Emergency Management Agency

Washington, D.C. 20472

REQUEST FOR LETTER OF MAP AMENDMENT

The following information is submitted in support of my request that a determination be made as to whether or not a certain land area or structure is within a Special Flood Hazard Area. The property is shown on the Federal Emergency Management Agency Flood Hazard Boundary Map (FHBM) or Flood Insurance Rate Map (FIRM) identified as: Casa Grande, Az (Community Name), 040080 0010 B (Community Number).

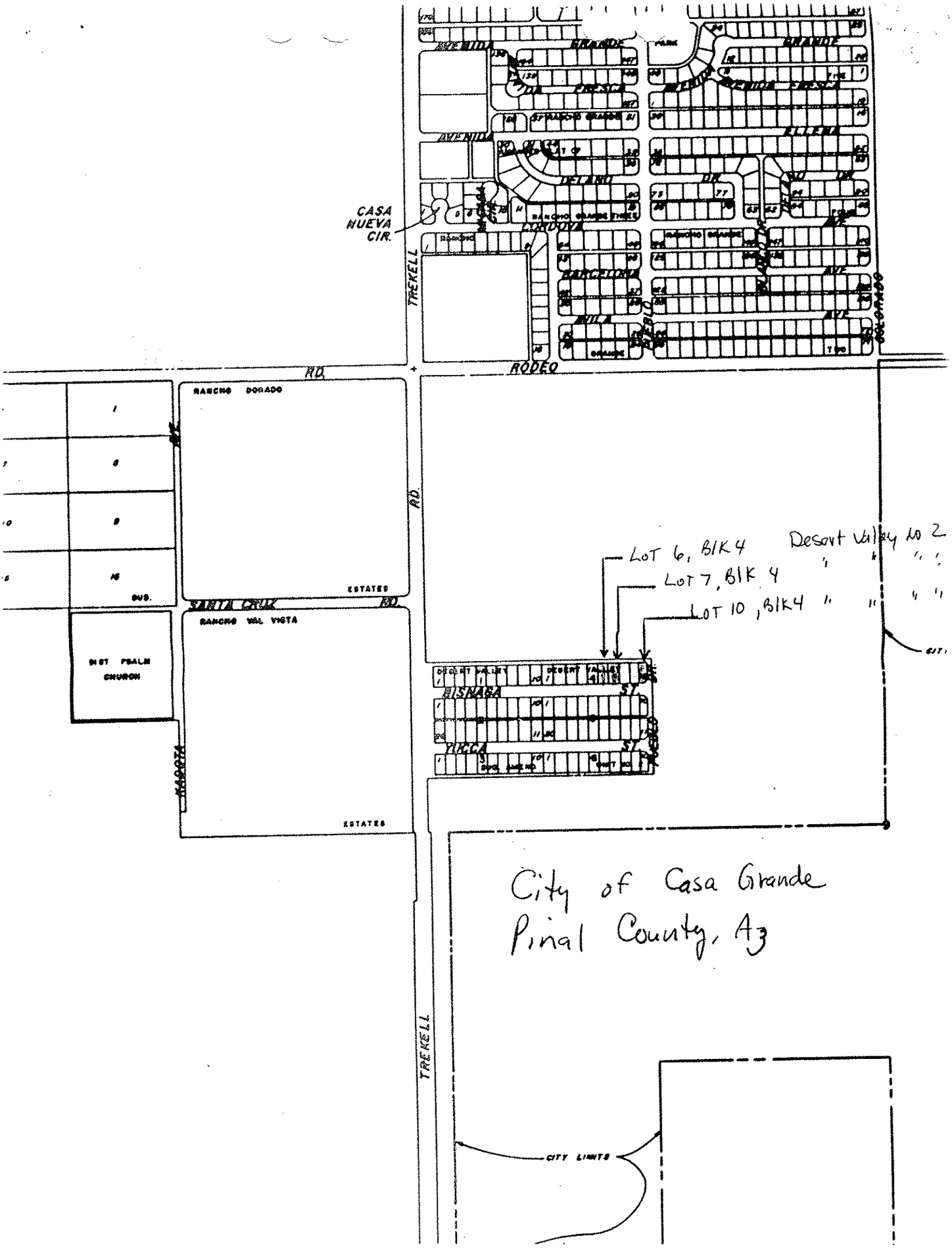
(Please check appropriate boxes)

- [x] (1) A copy of the recorded deed or recorded plat indicating both the legal description of the property and the official recordation information (deed or plat book volume and page number) and bearing the seal of the Recorder of Deeds.
- [x] (2) Topographic information, including contours and elevations of both the lowest finished grade adjacent to the structure and the lowest floor (including basement).
- [x] (3) Planimetric information indicating the location of structures on the property.
- [x] (4) Certification by a registered professional engineer or licensed land surveyor indicating the type of structure, whether it is elevated on posts, piers, or walls, and whether it is built on a barrier sand dune.
- [ ] (5) Other (please list)

The above statements and all documents submitted in support of this appeal are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

5/5/86 (Date)

(Signature of Applicant)



City of Casa Grande
Pinal County, Az

1544 16

800072

STATE OF ARIZONA
COUNTY OF Pinal } ss. I hereby certify that the within instrument was filed and recorded

For Tax Purposes:

in DOCKET 1297-277 and indexed in DEEDS

at the request of Minnesota Title Company

Witness my hand and official seal.

When recorded, mail to:
Gardner Development
2500 N. Alma School
Chandler, AZ 85224

, County Recorder

By Deputy Recorder

Fee No.

Compared

Photostated

Fee:

49-002,291

EXEMPT PER ARS 42-1614-B2

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
JACK JOHNSON and BETTY IRENE JOHNSON, his wife

do hereby convey to
GARDNER DEVELOPMENT CORPORATION, an Arizona corporation

the following real property situated in Pinal County, Arizona:

See Exhibit "A" attached and made a part hereto

THIS DEED IS BEING RE-RECORDED SOLELY TO CORRECT THE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED FOR CORRECTIONS.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And I or we do warrant the title against all persons whomsoever subject to the matters above set forth.

Dated this 3rd day of July 1985

Jack Johnson

Betty Irene Johnson

STATE OF ARIZONA
County of PINAL } ss.

OFFICIAL SEAL
GLORIA J. AUGER
Notary Public - Arizona
PINAL COUNTY
My Comm. Exp. Jan. 13, 1987

This instrument was acknowledged before me this 8th day of July, 1985 by
Jack Johnson and Betty Irene Johnson

Gloria J. Auger
Notary Public

My commission will expire

STATE OF
County of } ss.

This instrument was acknowledged before me this _____ day of _____, 19____ by

Notary Public

My commission will expire

TITLE INSURANCE COMPANY OF MINNESOTA

D2-50 Rev. 5/81

1344-447 1297-

EXHIBIT "A"

PARCEL NO. 1: 09/65/6EB 0945 505-09-004,007

Lots 4 and 7, Block 1, DESERT VALLEY SUBDIVISION AMENDED, according to Book 9 of Maps, page 15, records of Pinal County, Arizona.

EXCEPT one-quarter of all minerals or oil rights thereon, as reserved in Warranty Deed recorded in Docket 171, page 374.

PARCEL NO. 2: 09/65/6EB 0933 505-09-043

Lot 3, Block 4, DESERT VALLEY SUBDIVISION UNIT. NO. 2;
EXCEPT the West 10' thereof; and
09/65/6EB 0933
Lots 4, 5, 6 and 7, Block 4, DESERT VALLEY SUBDIVISION UNIT NO. 2; and 505-09-044,045,046,047
09/65/6EB 0933
Lot 8, Block 4, DESERT VALLEY SUBDIVISION UNIT NO. 2; 505-09-048
EXCEPT the East 10 feet thereof; and

***

Lot 10, Block 4; Lot ~~8 and~~ 7, Block 5; Lots 4, 5 and 6 Block 6, DESERT VALLEY SUBDIVISION UNIT NO. 2; and 09/65/6EB 0933

Lot 7 and the West 10' of Lot 8, Block 6, DESERT VALLEY SUBDIVISION UNIT NO. 2; and 505-09-050 049,057,074,075,076
505-09-077 09/65/6EB 0933

Lot 8, Block 6, DESERT VALLEY SUBDIVISION UNIT NO. 2,
EXCEPT THE West 10 feet thereof, and
EXCEPT the East 10 feet thereof; and 505-09-078 09/65/6EB 0933

Lot 9 and the East 10 feet of Lot 8, Block 6, DESERT VALLEY SUBDIVISION UNIT NO. 2; and

Lot 10, Block 6, DESERT VALLEY SUBDIVISION NO. 2 all in Book 9 of Maps, page 33, records of Pinal County, Arizona. 505-09-080 09/65/6EB 0933

EXCEPT one-quarter of all mineral or oil rights thereon, as reserved in Warranty Deed recorded in Docket 171, page 374.

***and the East 10 feet of Lot 8 and all of Lot 9, Block 4, DESERT VALLEY SUBDIVISION, UNIT NO. 2

THIS DEED IS BEING RE-RECORDED SOLELY TO CORRECT LEGAL DESCRIPTION AS FOLLOWS:

delete Lot 6, Block 5, DESERT VALLEY SUBDIVISION, UNIT NO. 2 and to add the East 10 feet of Lot 8 and all of Lot 9, Block 4, DESERT VALLEY SUBDIVISION, UNIT NO. 2.

according to Book 9 of Maps, page 33, records of Pinal County, Arizona.

* * * CERTIFICATE OF RECORDING * * *

STATE OF ARIZONA, COUNTY OF PINAL (SS)
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORD IN PINAL COUNTY, STATE OF ARIZONA. WITNESS MY HAND AND OFFICIAL SEAL.

NO: 800072 TIME: 0840 10JUL85 PAGES: 002 FEE: $ 8.00

KATHLEEN C. FELIX
PINAL COUNTY RECORDER, BY ..... DEPUTY

W DEED FROM: JOHNSON, JACK
TO: GARDNER DEV CORP