



Federal Emergency Management Agency

Washington, D.C. 20472

AUG 20 1993

Mr. Paul Mangaudis, P.E.
B & E Engineers
825 Colorado Boulevard
Suite No. 222
Los Angeles, California 90041

IN REPLY REFER TO:
Case No.: 93-09-310A
Community: Los Angeles County,
California
Community No.: 065043
Map Panels Affected: 0340 B and
0345 B

T-218-70-R

Dear Mr. Mangaudis:

This is in response to your letter dated February 26, 1993, requesting that the Federal Emergency Management Agency determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (1-percent annual chance) flood.

Property Description: Portions on the real properties described in the Grant Deeds, recorded as Instrument Nos. 86-1823265, 86-1823266, 86-1823268, 86-1823269, 87-2038636, and 89-206561, in the Office of the Recorder, Los Angeles County, California

Community: Los Angeles County

State: California

The legal descriptions of the portions referenced above are as follows:

Parcel 1:

That portion of Section 35, Township 5 North, Range 17 West, S.B.M. and that portion of Fractional Section 36, said township and range, in the unincorporated territory of the County of Los Angeles, State of California, within the following described boundaries:

Beginning at the northwesterly corner of the southeast quarter of said Section 35; thence South 6°35'45" East along the westerly line of said southeast quarter a distance of 594.31 feet; thence South 83°23'05" East 103.68 feet; thence South 86°48'41" East 62.81 feet; thence South 65°37'57" East 170.90 feet; thence South 56°13'28" East 199.91 feet; South 58°09'38" East 65.30 feet; thence South 53°39'12" East 184.34 feet; thence South 63°06'13" East 95.94 feet; thence South 56°28'19" East 43.47 feet; thence South 61°36'43" East 89.65 feet; thence South 71°05'57" East 209.53 feet; thence South 77°27'12" East 141.81 feet; thence North 88°45'56" East 97.86 feet; thence North 74°44'49" East 352.93 feet; thence North 75°45'04" East 214.60 feet; thence North

85°43'32" East 50.66 feet; thence South 73°03'13" East 33.34 feet; thence South 53°53'36" East 91.44 feet; thence South 43°45'48" East 48.78 feet; thence South 52°57'48" East 83.21 feet; thence South 59°04'15" East 104.49 feet; thence South 65°26'13" East 56.18 feet; thence South 73°19'26" East 221.75 feet; thence South 81°27'06" East 64.94 feet; thence South 84°58'32" East 148.26 feet; thence South 70°26'41" East 33.24 feet; thence South 61°18'02" East 56.36 feet to the northerly line of the northwest quarter of the southwest quarter of the southwest quarter of said Fractional Section 36; thence along the northerly and easterly lines of said northwest quarter South 89°59'12" East 468.04 feet and South 4°55'47" East 329.02 feet to the southerly line of the north half of the northeast quarter of the southwest quarter of the southwest quarter of said last mentioned section; thence South 89°57'00" East along said southerly line 265.10 feet to the westerly line of the east half of the northeast quarter, of the southwest quarter of the southwest quarter of said last mentioned section; thence South 4°06'17" East along said last mentioned westerly line 84.46 feet; thence South 60°10'54" East 223.41 feet; thence South 69°31'12" East 62.93 feet; thence South 62°09'36" East 43.80 feet to the westerly boundary of that certain parcel of land described as Parcel 1D in deed to State of California recorded as Document No. 2380 on March 10, 1967, in the Office of the Recorder of said County; thence North 2°14'55" West along said last mentioned westerly line 134.16 feet to the most northerly corner of said certain parcel of land; thence South 49°39'55" East along the northeasterly boundary of said certain parcel of land a distance of 338.05 feet to the southerly line of the north half of Lot 5 in said Fractional Section 36; thence South 89°54'36" East along said last mentioned southerly line 647.80 feet to westerly boundary of The Old Road; thence northeasterly along said westerly boundary 573 feet, more or less, to the southerly line of that certain parcel of land described as Parcel 1B in said deed; thence North 89°59'19" West 343.69 feet and North 71°53'53" West 260.26 feet and North 8°15'53" West 19.39 feet along the southerly and westerly lines of said last mentioned certain parcel of land to the southwesterly corner of that certain parcel of land described as Parcel 6 in said deed; thence along the westerly boundary of said last mentioned certain parcel of land North 8°15'53" West 124.61 feet and North 11°39'07" East 228.50 feet and North 27°19'07" East 80.23 feet to the westerly line of the east half of the northeast quarter of the southwest quarter of said last mentioned section; thence North 1°37'38" West along said last mentioned westerly line 907.79 feet to the northerly line of the southwest quarter of said last mentioned section; thence South 89°52'50" East along said last mentioned northerly line 1,733.29 feet to the southeasterly corner of the southeast quarter of the northeast quarter of said Section 35; thence along the easterly, northerly and westerly lines of said last mentioned southeast quarter North 6°34'21" West 1,330.66 feet and North 89°35'45" West 1,311.31 and South 6°35'03" East 1,331.48 feet to the northerly line of the southeast quarter of said last mentioned section; thence North 89°37'47" West along said last mentioned northerly line 1,310.95 feet to the point of beginning.

Parcel 2:

That portion of the southeast quarter of Section 35, Township 5 North, Range 17 West, S.B.M. in the unincorporated territory of the County of Los Angeles, State of California, within the following described boundaries:

Beginning at the southwesterly corner of the northwest quarter of the southeast quarter of said section; thence North $6^{\circ}35'45''$ West along the westerly line of said northwest quarter 532.51 feet; thence North $89^{\circ}22'12''$ East 29.67 feet; thence South $61^{\circ}36'15''$ East 144.50 feet; thence South $46^{\circ}00'03''$ East 95.79 feet; thence South $54^{\circ}19'39''$ East 93.03 feet; thence South $64^{\circ}48'15''$ East 48.58 feet; thence South $63^{\circ}44'54''$ East 163.61 feet; thence South $66^{\circ}11'55''$ East 147.92 feet; thence South $73^{\circ}03'16''$ East 25.90 feet; thence South $60^{\circ}22'56''$ East 51.12 feet; thence South $74^{\circ}02'34''$ East 226.42 feet; thence South $79^{\circ}11'54''$ East 136.56 feet; thence South $87^{\circ}11'37''$ East 217.85 feet; thence North $84^{\circ}52'44''$ East 152.72 feet; thence South $89^{\circ}39'58''$ East 111.36 feet; thence North $86^{\circ}43'47''$ East 183.90 feet; thence South $83^{\circ}53'46''$ East 139.53 feet; thence South $73^{\circ}41'24''$ East 94.88 feet; thence South $84^{\circ}08'02''$ East 93.44 feet; thence South $71^{\circ}26'41''$ East 125.77 feet; thence South $58^{\circ}27'29''$ East 85.68 feet; thence South $76^{\circ}38'50''$ East 214.08 feet; thence South $85^{\circ}17'25''$ East 67.17 feet; thence South $75^{\circ}01'31''$ East 156.58 feet; thence South $50^{\circ}31'18''$ East 62.43 feet to the easterly line of said southeast quarter; thence South $6^{\circ}34'30''$ East along said easterly line 483.68 feet to the southeasterly corner of the northeast quarter of the southeast quarter of the southeast quarter of said section; thence North $89^{\circ}48'48''$ West along the southerly line of said last mentioned northeast quarter 655.04 feet to the easterly line of the west half of the southeast quarter of the southeast quarter; thence along the easterly, southerly and westerly lines of said west half South $6^{\circ}34'50''$ East 666.01 and North $89^{\circ}52'29''$ West 654.90 feet and North $6^{\circ}35'06''$ West 1,333.44 feet to the southerly line of the northwest quarter of the southeast quarter of said section; thence North $89^{\circ}45'08''$ West along said last mentioned southerly line 1,310.37 feet to the point of beginning.

Parcel 3:

That portion of the southwest quarter of Fractional Section 36, Township 5 North, Range 17 West, S.B.M., in the unincorporated territory of the County of Los Angeles, State of California, within the following described boundaries:

Beginning at the southwesterly corner of the east half of the northeast quarter of the southwest quarter of the southwest quarter of said section; thence South $89^{\circ}19'43''$ East along the southerly line of said east half 203.23 feet; thence North $57^{\circ}58'53''$ West 54.37 feet; thence North $67^{\circ}21'34''$ West 81.34 feet; thence North $65^{\circ}39'37''$ West 97.77 feet to the westerly line of

said east half; thence South 4°06'17" East along said westerly line 98.31 feet to the point of beginning.

On July 19, 1993, we received all information necessary to process your request. After comparing this information to the National Flood Insurance Program (NFIP) map for the referenced community, we determined that the property described above would not be inundated by the 100-year flood. Therefore, this letter amends the maps for Los Angeles County, California (NFIP Map Number 065043, Panels 0340 B and 0345 B, dated December 2, 1980), to remove the property from the SFHA.

Please note that this property could be inundated by a flood greater than the 100-year flood or by local flooding conditions not shown on the NFIP maps.

Flood insurance is available, at a reduced cost, for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that would supersede this determination.

If any structure on this property is covered by a flood insurance policy, and if the mortgage company or lending institution agrees to waive the flood insurance requirement, the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive a refund, a written waiver or certificate must be obtained from the mortgage company or lending institution. This written waiver or certificate must then be sent to the insurance agent, who will process the premium refund.

A copy of this Letter of Map Amendment is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by your community when it made application to join the NFIP, it will be attached to the community's official record copy of the NFIP map, which is available for public inspection.

This response to your request is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State of California or Los Angeles County has adopted more restrictive and comprehensive floodplain management criteria, those criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please contact Ms. Cecelia Lynch at (202) 646-2747, or by facsimile at (202) 646-3445.

Sincerely,


Gil H. Jamieson, Chief
Technical Operations Division
Federal Insurance Administration

cc: Community Map Repository