



Federal Emergency Management Agency

Region VI, Federal Center, 800 North Loop 288
Denton, Texas 76201-3698

COPY

NTH

August 6, 1991
IN REPLY REFER TO:
RVI-218-70-0

Ms. Sheila Ames-Fletcher
1236 Morris Street, NE
Albuquerque, New Mexico 87112

RE: Request for Floodplain Determination

Dear Ms. Ames-Fletcher:

This is in response to a letter from Mr. Gilbert Aldaz (City of Albuquerque Floodplain Coordinator) dated July 1, 1991 requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (one-percent annual chance) flood.

Property Description: Lot 1, Block 18, Princess Jeanne Park Addition, as recorded in the Plat records of Bernalillo County, New Mexico.

Street Address: SAME AS ABOVE
Community: Albuquerque
State: New Mexico
Community Number: 350002

Flooding Source: Morris Street Tributary

On July 8, 1991, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for Albuquerque, New Mexico, we determined that the structure located on this property would not be inundated by the 100-year flood and is correctly shown outside the SFHA on the current NFIP map (Zone C).

Please note that this structure could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map (Map 350002, Panel 0031 C, dated October 14, 1983). Flood insurance is available at 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 could supersede this determination.

File J-21/ D34

Lot 1, Block 18, Princess Jeanne Park

LOMA

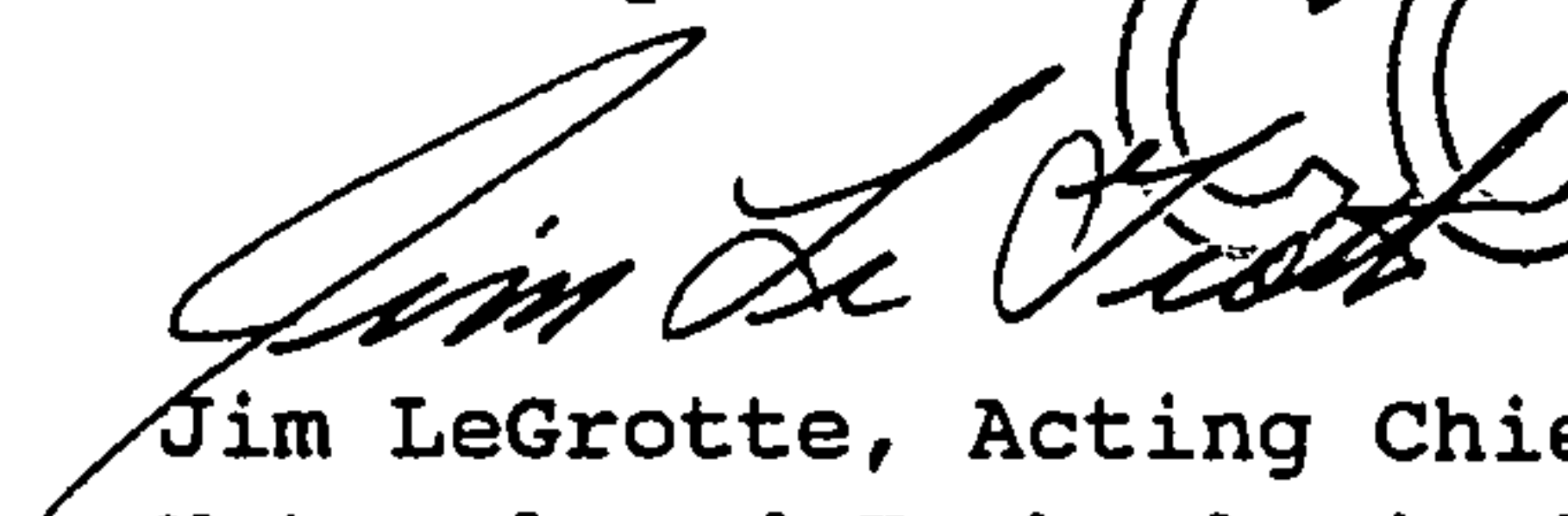
901

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, then 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 the 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.

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

If you have any questions or if we can be of further assistance, please call Ken Davis at (817) 898-5284.

Sincerely,

 **COPY**
Jim LeGrotte, Acting Chief
Natural and Technological
Hazards Division

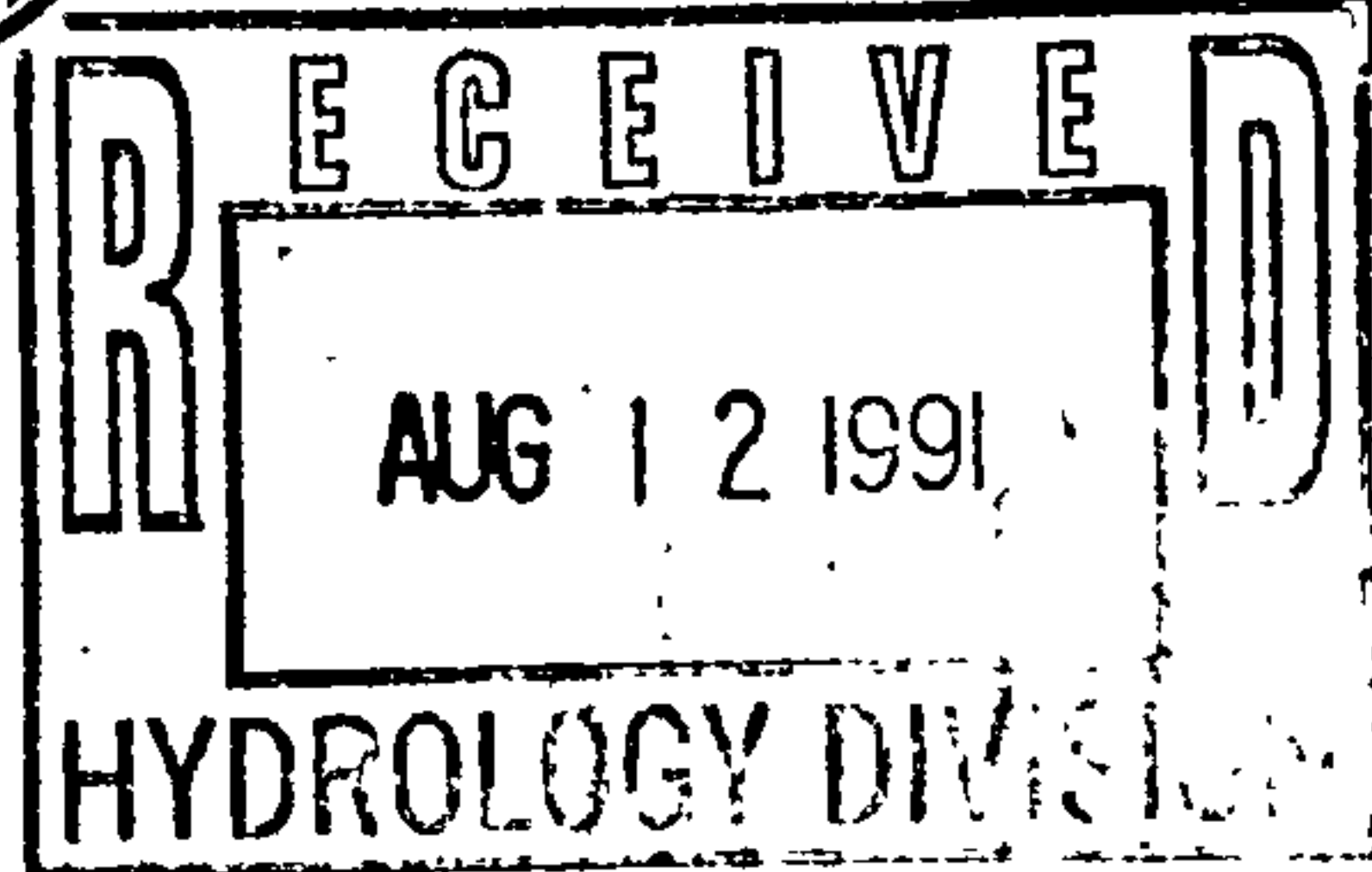
cc: Mr. Steve Fraser, New Mexico State Coordinator
Mr. Gilbert Aldaz, Albuquerque Floodplain Coordinator
Ms. Fay Davis, FEMA National Office



Federal Emergency Management Agency

Region VI, Federal Center, 800 North Loop 288
Denton, Texas 76201-3698

NTH



August 6, 1991
IN REPLY REFER TO:
RVI-221-70

Mr. Gilbert Aldaz, P.E., P.S.
City/County Floodplain Administrator
Post Office Box 1293
Albuquerque, New Mexico 87103

RE: Request for Floodplain Determination for the property of
Ms. Sheila Ames-Fletcher; 1236 Morris Street, NE;
Albuquerque, New Mexico.

Dear Mr. Aldaz:

Enclosed is a copy of this office's determination related to the referenced request. The structure on this property was determined to be correctly shown outside the Special Flood Hazard Area (SFHA) on the current NFIP map (Map 350002, Panel 0031 C, dated October 14, 1983).

If I can be of further assistance, please contact me at (817) 898-5284.

Sincerely,

Kenneth W. Davis, P.E., L.S.
Civil Engineer
Natural & Technological
Hazards Division

Enclosure



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 1, 1991

Diane Leatherwood
Natural Hazards Program Specialist
FEMA Region VI, Federal Center
800 North Loop 288
Denton, Texas 76201-3698

RE: LETTER OF MAP AMENDMENT REQUEST FOR LOT 1, BLOCK 18, DALE J.
BELLAMAH'S PRINCESS JEANNE PARK

Dear Ms. Leatherwood:

The owner of the referenced property has requested a Letter of Map Amendment. I have attached the following information for your review.

1. Vicinity map showing the lot location (ZA J-21).
2. Elevation Survey.
3. Location of site on Flood Insurance Rate Map (350002 -0031).
4. Copy of Warranty Deed.

Should you need further information, please call me at 768-2650.

Cordially,

Gilbert Aldaz P.E. & P.S.
City/County Floodplain Administrator

xc: Sheila Ames-Fletcher
1236 Morris Street, NE
Albuquerque, NM 87112
505-298-0909

GA
(WP+218)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

LEGAL DISPOSITION

PC 101
UNION PROTESTORS

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 10-10-2001 BY 60322 UCBAW

J-21-Z

City of Albuquerque



Sheila Ames-Fletcher
1236 Morris Street NE
Albuquerque, NM 87112
(505) 298-0909

JUN 24 1991

Mr. Gilbert Aldaz
City of Albuquerque
Hydrology Division
PO Box 1293
Albuquerque, NM 87103

Dear Mr. Aldaz,

As per our phone conversation on 6-19-91, enclosed please find a xerox copy of the elevation estimate and a copy of the deed for our property at 1236 Morris Street NE. I am requesting a letter of map ammendment on the flood control issue as I do not believe we are in need of flood insurance.

Thank-you,



Sheila Ames Fletcher

saf/enc

SURVEYOR'S INSPECTION REPORT

THIS IS TO CERTIFY,

TO TITLE CO.: Albuquerque Title Co., Inc.

TO UNDERWRITER: _____

TO LENDER: _____

that on June 14th, 1991, I made an inspection of the premises situated at Albuquerque, Bernalillo County, New Mexico., briefly described as 1236 Morris Street, N.E.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat: Lot numbered One (1) in Block numbered Eighteen (18) of Plat of Blocks 17-A, 18, 19, 21-A, 22-A, and 25 of DALE J. BELLAMAH'S PRINCESS JEANNE PARK, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on said Plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 18, 1954.

NOTE: The error of closure is one foot of error for every none feet along the perimeter of legal description provided.

Easements shown hereon are as listed in Title Commitment No. 99610-DS provided by Title Company.

I FURTHER CERTIFY as to the existence of the following at the time of my inspection:

1). Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises: none visible

2). Springs, streams, rivers, ponds or lakes located, bordering on or through said premises: none visible

3). Evidence of cemeteries or family burial grounds located on said premises: none visible

4). Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties: within easement

5). Joint driveways or walkways, joint garages, party walls or rights of support, steps, or roofs in common or joint garages: see sketch

6). Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such: a metal shed (no foundation) and concrete drive encroach upon 5' util. esmts. and a chain link fence encroaches upon the R/W of Ralph Ave. by 4.8', see sketch

It is hereby certified that the above described property is located within a 100 year flood hazard boundary in accordance with current HUD Federal Administration flood hazard boundary maps dated October 14, 1983. Zone "AO" (depth 1), Community Panel No. 350002 0031

DOUGLAS H. SMITH, LAND SURVEYING
2130 San Mateo Blvd. N.E., Stc."E"
Albuquerque, New Mexico, 87110
(505) 255-5577

SURVEY INSPECTION REPORT CONT.

- 7). Specific physical evidence of boundary lines on all sides: walls and street curbing basis of inspection report
- 8). Is the property improved? (if structure appears to encroach or appears to violate set back lines, show approximate distances): property is improved, see sketch
- 9). Indications of recent building construction, alterations or repairs: none apparent
- 10). Approximate distance of structure from at least two lines must be shown:
 1). see sketch
 2).

NOTE: Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservations or record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

[Signature]
 SURVEYOR

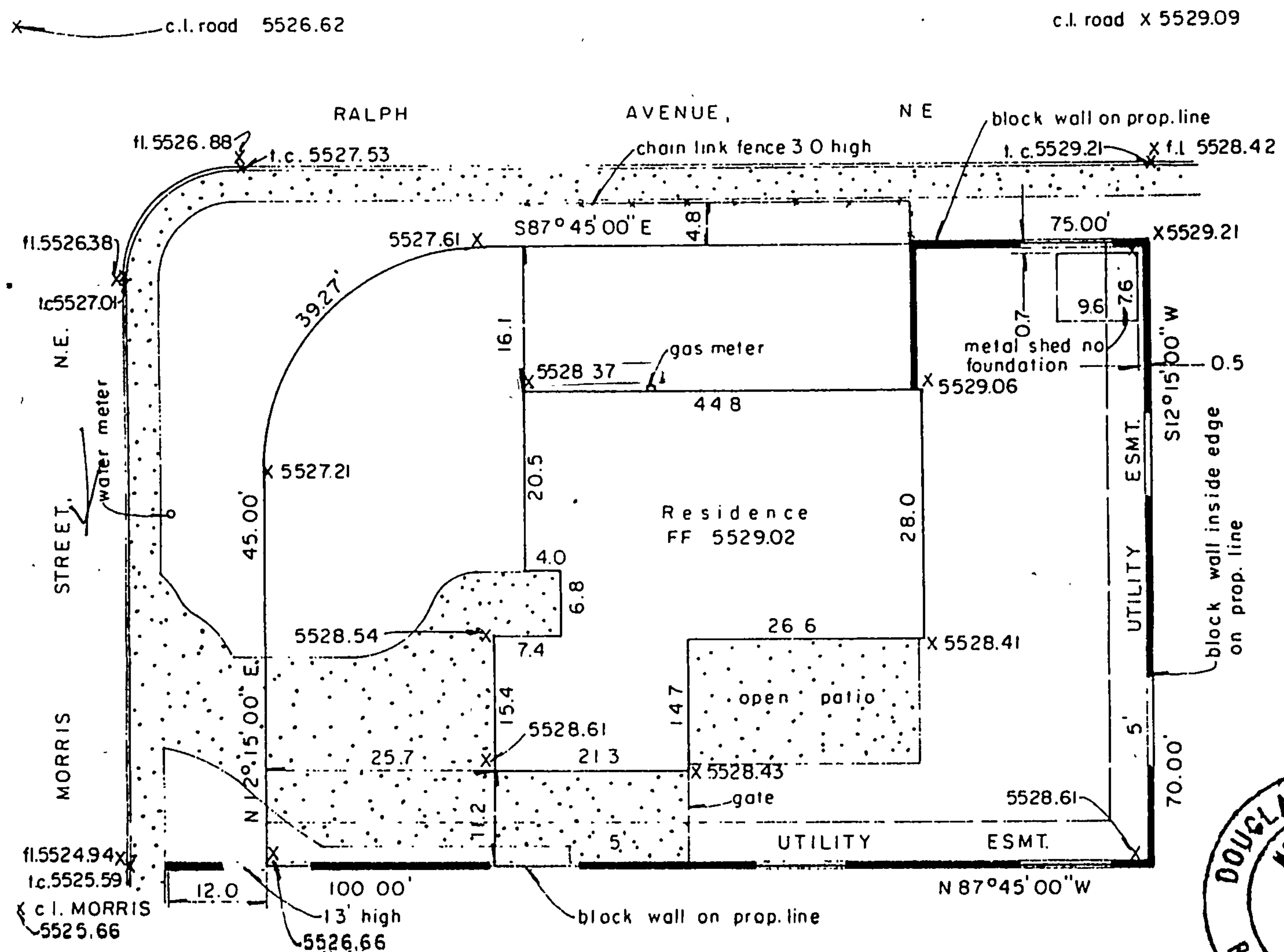
NMPS NO. 7002

The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary survey.

SKETCH:

(THIS IS NOT A BOUNDARY SURVEY)

lowest adjacent grade = 5528.37
highest surrounding grade + 1' = 5529.21 + 1' = 5530.21



09/12/93

91048303

**SPECIAL WARRANTY DEED
(JOINT TENANTS)**

0004729

FIRST NATIONAL BANK IN ALBUQUERQUE, TRUSTEE FOR WALTER J. AMES, JR. AND EVELYN J. AMES, His Wife, for consideration paid, grants to RONALD DAVID FLETCHER and SHEILA AMES-FLETCHER, Husband and Wife, as Joint Tenants, whose address is 1236 Morris Street, N.E., Albuquerque, New Mexico 87112, the following described real estate in Bernalillo County, New Mexico:

AS TO AN UNDIVIDED 75% INTEREST:

Lot numbered One (1) in Block numbered Eighteen (18) of Plat of Blocks 17A, 18, 19, 21-A, 22-A, and 25 of DALE BELLAMAH'S PRINCESS JEANNE PARK, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on said Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 18, 1954.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 1991 and years thereafter.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

91 JUN 18 AM 10:25

CLERK REC'D 1170 PG 2
GLADYS M. DAVIS
CLERK & RECORDER

41050

with special warranty covenants.

WITNESS its hand and seal this 14th day of June, 1991.

FIRST NATIONAL BANK IN ALBUQUERQUE,
Trustee.

By: MICHAEL D. DeVENZEIO
Vice President and Trust Officer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

14th The foregoing instrument was acknowledged before me this day of June, 1991, by MICHAEL D. DeVENZEIO, Vice President and Trust Officer of FIRST NATIONAL BANK IN ALBUQUERQUE, TRUSTEE FOR WALTER J. AMES, JR. AND EVELYN J. AMES, His Wife, on behalf of said Trust.



OFFICIAL SEAL
DIANA STONEBERGER
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 09/2/2023

MY COMMISSION EXPIRES:

0004730

**WARRANTY DEED
(JOINT TENANTS)**

91048304

RONALD DAVID FLETCHER and SHEILA AMES-FLETCHER, Husband and Wife, for consideration paid, grant to RONALD DAVID FLETCHER and SHEILA AMES-FLETCHER, Husband and Wife, as Joint Tenants, whose address is 1236 Morris Street, N.E., Albuquerque, New Mexico 87112, the following described real estate in Bernalillo County, New Mexico:

Lot numbered One (1) in Block numbered Eighteen (18) of Plat of Blocks 17A, 18, 19, 21-A, 22-A, and 25 of DALE BELLAMAH'S PRINCESS JEANNE PARK, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on said Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 18, 1954.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 1991 and years thereafter.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

91 JUN 18 AM 10:25

9/10 PG 4230


GLADYS M. DAVIS
CLERK & RECORDER

—

with warranty covenants.

WITNESS our hands and seals this 14th day of June, 1991.


RONALD DAVID FLETCHER


SHEILA AMES-FLETCHER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

1462 The foregoing instrument was acknowledged before me this day of June, 1991, by RONALD DAVID FLETCHER and SHEILA AMES-FLETCHER, Husband and Wife.



OFFICIAL SEAL
DIANA STONEBERGER
RY PUBLIC
NOTARY PUBLIC - NEW MEXICO

Notary Bond Filed with Secretary of State
My Commission Expires 09/21/2011

MY COMMISSION EXPIRES: