



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ALBANY, BENTON COUNTY, OREGON	A portion of Parcel 2, as shown on the Partition Plat No. 2014-011 recorded as Document No. 2014-518849, in the Office of the County Clerk, Benton County, Oregon The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 410137	
AFFECTED MAP PANEL	NUMBER: 41043C0213H DATE: 12/8/2016	
FLOODING SOURCE: WILLAMETTE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.642776, -123.116912 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
Parcel 2	--	Partition Plat No. 2014-011	420 Geri Street NW	Portion of Property	X (shaded)	206.5 feet	--	206.5 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
SUPERSEDES PREVIOUS DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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 revises 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 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
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the Northerly-most northwest corner of Parcel 2, Partition Plat 2014-11, as platted and recorded in the Benton County Book of Partition Plats and as shown in the Benton County Records as Document No. 2014-518849, said point also being the southwest corner of Lot 18, BLOSSOM CROSSING, as platted and recorded in Book 11, Page 22, Book of Town Plats for Benton County, Oregon; and running thence along the boundary of said Parcel 2: North 88°22'50" East 190.21 feet; thence North 1°37'10" West 85.83 feet; thence Northeasterly along the arc of a 280.00-foot radius curve to the left (the chord of which bears North 75°04'02" East 35.65 feet) 35.67 feet to a point of reverse curve; thence Southeasterly along the arc of a 20.00-foot radius curve to the right (the chord of which bears South 63°02'09" East 28.55 feet) 31.80 feet to a point of compound curve; thence Southeasterly along the arc of a 259.86-foot radius curve to the right (the chord of which bears South 08°31'37" East 80.96 feet) 81.29 feet; thence South 75°47'50" East 11.93 feet; thence leaving said boundary of Parcel 2 South 7°56'27" East 34.88 feet; thence North 25°47'19" East 25.38 feet; thence South 29°18'53" East 43.53 feet; thence South 18°54'18" West 30.46 feet; thence South 0°05'12" East 158.63 feet; thence South 15°04'41" West 53.76 feet; thence South 17°45'50" West 48.75 feet; thence South 28°51'26" West 52.22 feet; thence South 2°12'31" East 26.99 feet; thence South 22°10'49" East 38.57 feet; thence South 44°13'58" West 91.81 feet; thence South 69°46'09" West 22.93 feet; thence South 40°50'32" West 40.11 feet; thence South 32°33'01" West 20.18 feet; thence South 72°31'52" West 12.77 feet; thence South 81°41'08" West 48.86 feet; thence South 81°19'04" West 90.49 feet; thence North 71°51'28" West 18.27 feet; thence North 21°55'24" West 15.27 feet; thence North 27°27'51" West 17.76 feet; thence North 58°46'15" West 25.87 feet; thence South 73°34'20" West 17.05 feet; thence South 24°57'09" West 22.09 feet; thence South 83°07'24" West 23.69 feet; thence North 53°54'32" West 25.75 feet; thence North 23°59'52" West 27.92 feet; thence North 0°33'11" East 46.50 feet; thence South 86°32'47" East 17.71 feet; thence North 69°37'13" East 19.74 feet; thence North 23°54'37" East 32.50 feet; thence North 4°35'11" West 35.24 feet; thence North 1°08'39" East 46.18 feet; thence North 78°44'34" East 25.99 feet; thence North 58°32'13" East 26.01 feet; thence South 83°07'23" East 35.45 feet; thence North 73°13'00" East 30.38 feet; thence North 15°37'35" West 19.74 feet; thence North 3°51'25" East 36.77 feet to a point on the southeasterly right of way line of Adams Street; thence Northeasterly along the arc of a 154.00-foot radius curve to the left (the chord of which bears North 22°58'58" East 65.20 feet) 65.69 feet along said right of way line to a point of compound curve; thence Northwesterly along the arc of a 327.00-foot radius curve to the left (the chord of which bears North 8°06'23" West 211.50 feet) 215.37 feet along the easterly right of way of said Adams Street to a point of reverse curve; thence Northwesterly along the arc of a 339.59-foot radius curve to the right (the chord of which bears North 25°54'07" West 12.72 feet) 12.72 feet along said right of way to the POINT OF BEGINNING

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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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 1/26/2016, for the subject property.

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.

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

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration