



Federal Emergency Management Agency

Region X
Federal Regional Center
130 228th Street, S.W.
Bothell, WA 98021-9796

07

RECEIVED
JAN 24 1994
Benton County Development Dept.

IN REPLY REFER TO:
RX-218-70-R

Case No. 94-RX-0057

January 21, 1994

Mr. Jack R. Burrell
K and D Engineering
276 N.W. Hickory
Albany, Oregon 97321

Dear Mr. Burrell:

This is in response to your letter dated January 17, 1994, 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:	Tax Lot 11-4W-1BB No. 400, Section 1, T 11 S, R 4 W, WM, Beginning at the NW corner of that parcel conveyed to Robert Tobey et ux by deed recorded in M-79339-86, described in Exhibit A (enclosed).
Street Address :	2350 West Thornton Lake Drive
Community :	Benton County
State :	Oregon

On January 18, 1994, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for Benton County, we determined that although portions of the property would be inundated by the 100-year flood, the existing structure on this property would not. Therefore, this letter amends the map for Benton County, Oregon (NFIP Map Number 410008, Panel 0050 C, dated August 5, 1986) to remove this structure from the SFHA. The structure is now in Zone B, an area between the limits of the 100-year and 500-year flood. Because portions of the property are in the SFHA, any future construction or substantial improvement on this property remains subject to Federal, State, and local regulations for floodplain management.

You should 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 map. Also, although we have based our determination on the information presently available, flood conditions may change or new information may be generated that would supersede this determination.

Please be advised that the NFIP offers a policy designed for one-to-four-family homes in areas which are not designated as Special Flood Hazard Area, but where flood exposure still presents a significant risk. This policy is the Preferred Risk Policy. It is a comprehensive policy that is available to property owners in B, C and X Zones only. Information about the Preferred Risk Policy and how one can qualify is enclosed.

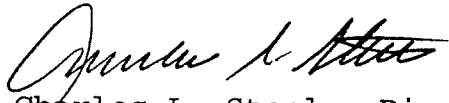
A copy of this Letter of Map Amendment is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by your community when it made application to join the NFIP, it should be attached to the community's official record copy of the NFIP map which is available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

If this structure 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 Oregon or Benton County has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In future requests, please have the property owner fill out and sign the Property Information form, since that person is the applicant. If you have any questions or if we can be of further assistance, please call me at 206/487-4682.

Sincerely,



Charles L. Steele, Director
Mitigation Division

Enclosure

cc: Glenn M. Kotara, 2350 W. Thornton Lake Drive
✓ Gary Munsterman, Benton County Development Director
Jim Kennedy, Department of Land Conservation and
Development, Salem

EXHIBIT "A"

September 27, 1993

ww4.d3.tr930525.kat

Section 1 T.11 S., R.4 W. W.B. & M.
Description for Robert Tobey.

Beginning at the northwest corner of that parcel conveyed to Robert Tobey et ux by deed recorded in M-79339-86, Parcel 1, Benton County Microfilm Records, which point is 589.84 feet North 82°37'08" East of the south southwest corner of the John Q. Thornton Donation Land Claim Number 37, Township 11 South, Range 4 West of the Willamette Base and Meridian, Benton County, Oregon; thence South 0°26'33" West along the west line of said parcel 90 feet; thence South 82°37'08" West parallel with the south line of said claim 135.37 feet to the east line of that parcel conveyed to Evor D. Kumpula et ux by deed recorded in M-79340-86, said microfilm records; thence along the east line of said Kumpula parcel on a 470 foot radius curve right 29.57 feet, the chord of which bears North 1°44'06" West 29.57 feet, North 0°04'03" East 429.95 feet, on a 130 foot radius curve left 118.55 feet, the long chord of which bears North 26°03'24" West 114.48, and North 52°10'52" West 33.41 feet to the southeasterly right of way line of West Thornton Lake Road; thence along the southeasterly right of way line of said road North 37°49'08" East 90 feet, and on a 266.48 foot radius curve, right, (the chord of which bears North 55°19' East 160.33 feet) to a 5/8 inch iron rod; thence South 0°04'03" West 641.12 feet to the south line of said claim; thence North 82°37'12" East 25.07 feet to the point of beginning. Containing 2 acres. **162.76 feet

TOGETHER WITH an easement for ingress and egress 20 feet in width, to be used in common with others to whom has been or may be given the right to use, more particularly described in that certain easement agreement by and between Hayden I. Risley, Ariel H. Levins and Eunice A. Levins, husband and wife, and Robert E. Tobey and Irene E. Tobey, husband and wife, recorded April 10, 1958, in Book 163, Page 351, Deed Records of Benton County, Oregon.