



Federal Emergency Management Agency

Region X

130 228th Street, Southwest
Bothell, WA 98021-9796

06

January 21, 2000

Mr. Kevin Blair
1009 Jones Avenue
Albany, Oregon 97321

Dear Mr. Blair:

On June 21, 1994, this office issued a Letter of Map Amendment for your property at 1009 Jones Avenue. A copy of that letter is enclosed. Subsequently, maps were revised for the City of Albany to reflect better topographic data along the Willamette River, and your property, which was formerly shown on Panel 0050C of the Benton County map series, is now shown on the City of Albany map series, specifically on Panel 0001.

Per your request of this date, we have performed an updated review of your case, and determined that although portions of the property would be inundated by the 100-year flood, your existing structure (house) would not. This confirms the June 21, 1994 determination; please refer to that letter for the correct legal description of your property. Therefore, this letter amends the map for the City of Albany, Oregon (NFIP Map Number 410137, Panel 0001F, dated July 7, 1999) to remove this structure from the SFHA. The property remains in Zone B, an area between the limits of the 100-year and 500-year floodplain.

As you were previously advised, 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.

If you have any questions or if we can be of further assistance, please call George Currin, our Oregon representative, at (425) 487-4679.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carl L. Cook, Jr.", is written over the typed name.

For Carl L. Cook, Jr., Director
Mitigation Division

Enclosure

cc: ✓ Rich Catlin, Albany Planning Department
Ann Beier, Dept. of Land Conservaton & Development, Salem

ALBANY

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

RECEIVED
JUN 23 1994
Benton County Development Dept.

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

Case No. 94-RX-0159

June 21, 1994

Kevin and Carolyn Blair
31920 Griffith Drive
Tangent, Oregon 97389

Dear Mr. and Mrs. Blair:

This is in response to your letter dated April 21, 1994, and Lynette Reeser's letter dated June 10, 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: A tract of land being situated in the County of Benton, State of Oregon, being more particularly described as follows:

Beginning on the North line of and South 85 degrees 48.75" East, 651.29 feet from the angle corner in the North line of the A.M. Rainwater Donation Land Claim No. 39, Township 11 South, Range 4 West, Willamette Meridian, Benton County, Oregon; running thence North 0 degrees 10' West, 413.69 feet to a point in Thornton Lake; thence South 80 degrees 51' West, 99.60 feet; thence South 0 degrees 03' East 829.29 feet to the Northerly line of the Southern Pacific Railroad; thence North 74 degrees 20-1/2" East along said railroad 103.85 feet to a 3/4 inch iron pipe; thence North 0 degrees 10' West, 403.39 feet to the point of beginning.

Street Address : 1009 Jones Avenue N.W.
Community : Benton County
State : Oregon

On June 16, 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 property is now in Zone B, an area between the limits of the 100-year and 500-year floodplain. 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.

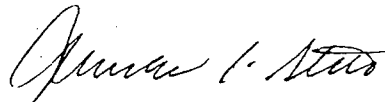
A copy of this Letter of Map Amendment is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by your community when it made application to join the NFIP, it should be attached to the community's official record copy of the NFIP map which is available 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, Benton County or the City of Albany 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 me at 206/487-4682.

Sincerely,



Charles L. Steele, Director
Mitigation Division

Enclosure

cc: Charles Johnson, Albany Planning Department
Roger Irvin, Benton County Planning Official
Lynette Reeser, Liberty Federal Bank, Albany
Jim Kennedy, Department of Land Conservation and
Development, Salem



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