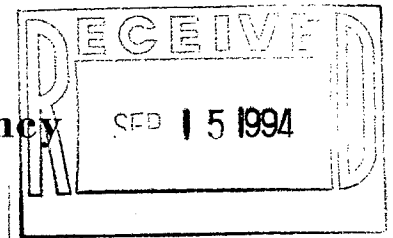




Federal Emergency Management Agency

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



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

114/CA 2202

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Case No. 94-RX-0213

September 12, 1994

Ms. Susan Lynn McGuire
P. O. Box 494
Albany, Oregon 97321

Dear Ms. McGuire:

This is in response to your letter dated August 25, 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: Beginning at a point which is East 48.014 chains North 15.329 chains, South 00 degrees 06'00" West 265.65 feet, South 89 degrees 54'00" East 150.34 feet and South 00 degrees 06'00" West 203.79 feet from the southwest corner of the A. M. Rainwater Donation Land Claim No. 39 in Township 11 South and Range 4 West of the Willamette Meridian in Benton County, Oregon; and running thence South 00 degrees 06'00" West a distance of 197.59 feet; thence North 89 degrees 54'00" West 7.78 feet; thence South 00 degrees 06'00" West 190.61 feet to the northerly right-of-way of U. S. Highway 20; thence southeasterly along a 984.93 foot radius curve right (the long chord of which bears South 89 degrees 19'42" East 109.66 feet) a distance of 109.71 feet; thence leaving said right-of-way North 00 degrees 06'00" East 364.29 feet; thence South 89 degrees 54'00" East 111.87 feet; thence North 00 degrees 06'00" East 25.00 feet; thence North 89 degrees 54'00" West 213.74 feet to the true place of beginning.

Also an easement being 25.00 feet of even width the southerly line of which is described as follows: Beginning at the southeast corner of the above described

parcel; and running thence southeasterly along a 984.93 foot radius curve right (the long chord of which bears South 82 degrees 51.25" East 112.72 feet) a distance of 112.78 feet.

Street Address : 1431 Highway 20 N. W.
Community : Benton County/City of Albany.
State : Oregon

On August 29, 1994, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for Albany, 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 Albany, 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 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

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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 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.

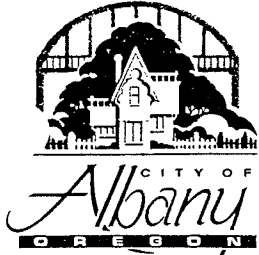
Sincerely,



Charles L. Steele, Director
Mitigation Division

Enclosure

cc: Helen Burns Sharp, Albany Community Development Director
Roger Irvin, Benton County Planning Official
Jim Kennedy, Department of Land Conservation and
Development, Salem



250 BROADALBIN SW
PO BOX 490
ALBANY, OR 97321

(503) 967-4300
FAX (503) 967-4330

August 25, 1994

Susan McGuire
1431 Highway 20 NW
c/o P. O. Box 494
Albany, OR 97321

Dear Susan:

SUBJECT: Property Located at 1431 Highway 20

As we discussed at the Community Development counter on August 25, 1994, the City of Albany has determined that your property, located at 1431 Highway 20 NW, Albany, OR 97321, is above the 100-year base flood elevation of 204 feet.

While your property is shown as being located within the 100-year floodplain of the Willamette River, we have determined that the location of the house is at 206.3 feet. This determination is based on the City of Albany's contour maps, prepared by the Public Works Department. Aerial photos also corroborate that the structure is considerably higher than the remainder of the property.

Please feel free to contact us if we can provide additional information.

Sincerely,

Helen Burns Sharp, AICP
Community Development Director

HBS/ps

PLANNING \ FLOODPLAIN, HBS