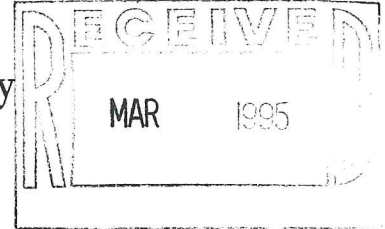




Federal Emergency Management Agency

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



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

11

Case No. 95-R10-056

February 22, 1995

Richard and Nancy Reid
249 Juniper Lane NW
Albany, Oregon 97321

Dear Mr. and Mrs. Reid:

This is in response to your letter dated February 2, 1995, 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 the southwest corner of the A.M. Rainwater Donation Land Claim No. 39, in Township 11 South, Range 4 West of the Willamette Meridian, Benton County, Oregon; thence North 00 degrees 11' 00" West along the West boundary line of said Donation Land Claim, 150.48 feet to the center of the Albany-Corvallis State Highway; thence along the tangent line of said highway, South 85 degrees 13' 30" East 1390.55 feet and South 89 degrees 14' 30" East 30.78 feet to a point on the West Boundary line of that tract described in deed recorded in Book 116, Page 431, Benton County Deed Records; thence following the west line of said tract North 00 degrees 24' 30" East 236.10 feet to the TRUE POINT OF BEGINNING: thence South 89 degrees 35' 30" East 129.00 feet; thence North 00 degrees 24' 30" East 101.00 feet; thence North 89 degrees 35' 30" West 63.00 feet; thence South 33 degrees 34' 18" West 120.65 feet to the True Point of Beginning.
Street Address	:	249 Juniper Lane NW
Community	:	Benton County
State	:	Oregon

On February 6, 1995, 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 the property would not be inundated by the 100-year flood. Therefore, this letter amends the map for Benton County, Oregon (NFIP Map Number 410008, Panel 0050 C, dated August 5, 1986) to remove this property from the SFHA. The property is now in Zone B, an area above the 100-year flood level, where flood insurance is available at low rates.

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 Areas, 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 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 Oregon or Benton County 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: ✓ Roger Irvin, Benton County Planning Official, Corvallis
Andrew Foster, K and D Engineering, Albany
Jim Kennedy, Department of Land Conservation and Development, Salem

RECEIVED
PUBLIC WORKS
FEB 27 1995
SENT TO _____

RECEIVED
FEB 27 1995
Benton County Development Dept.

