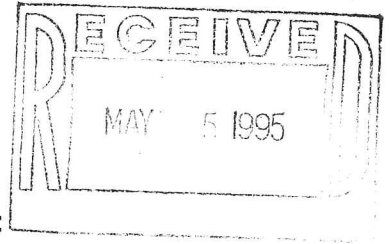


11-4-01AA TL 30
City of Albany
12



Federal Emergency Management Agency

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



NAC: There are 2 structures on this tax lot and this letter refers to only 1 structure. Must check w FEMA!

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

Case No. **95-R10-101**

April 24, 1995

Ms. Dixie Olsen
1037 N. Albany Road
Albany, Oregon 97321

Dear Ms. Olsen:

This is in response to your letter dated April 12, 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 : Commencing at the Northwest corner of the John Q. Thornton Donation Land Claim No. 37 in the Northeast quarter of Section 1, Township 11 South, Range 4 West of the Willamette Meridian, in Benton County, Oregon; thence South 4277.46 feet to a point; thence East 2455.86 feet to a point in the center of County Road 40-13; thence South 6 degrees 08' 00" East 80.32 feet to a point, which is a Point of Intersection of said County Road; thence South 20 degrees 22' 0" East 26.06 feet to a point; thence North 76 degrees 15' 00" East 694.45 feet to a 1-inch iron pipe on the westerly boundary of a tract as conveyed to F.M. Arnold, et al, by deed recorded March 26, 1913, in Book 56, Page 448, Benton County Deed Records; thence South 14 degrees 45' 00" East along said Arnold Tract westerly line 294.00 feet to a point which is the TRUE POINT OF BEGINNING of this description; thence South 80 degrees 41' 00" West 200.00 feet to a point ; thence North 14 degrees 14' 00" West 170.00 feet to a point; thence North 76 degrees 46' East

197.64 feet to a point on the aforementioned Arnold Tract westerly line; thence South 14 degrees 45' 00" East 183.70 feet to the TRUE POINT OF BEGINNING; containing 0.81 acres, more or less.

Street Address : 1037 North Albany Road
 Community : Benton County
 State : Oregon

On April 17, 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 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.

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

cc: Roger Irvin, Benton County Planning Director
Jim Kennedy, Department of Land Conservation and Development, Salem
Andrew Foster, K and D Engineering, Albany

