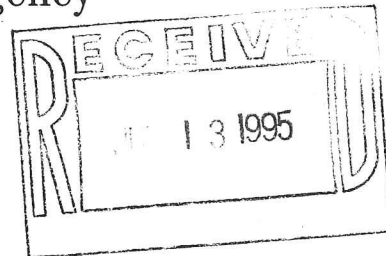




Federal Emergency Management Agency

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



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

Case No. 95-R10-160

July 5, 1995

Mr. Jim Eatherton
1415 Harder Lane
Albany, Oregon 97321

Dear Mr. Eatherton:

This is in response to your June 15, 1995 letter, 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 3/4 inch pipe, which is North 76 degrees 0' 00" West 17.98 chains, and SOUTH 14.61 chains from the Northeast corner of the J. Quinn Thorton Donation Land Claim No. 37, in Township 11 South, Range 4 West, of the Willamette Meridian, Benton County, Oregon; thence WEST 147.85 feet; thence South 18.00 feet, to the TRUE POINT OF BEGINNING; thence West 66.50 feet, thence SOUTH 38.50 feet; thence EAST 66.50 feet; thence NORTH 38.50 feet to the TRUE POINT OF BEGINNING.
Street Address	:	1415 Harder Lane
Community	:	Benton County
State	:	Oregon

On June 30, 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 Official
Jim Kennedy, Department of Land Conservation and Development, Salem

