



Federal Emergency Management Agency

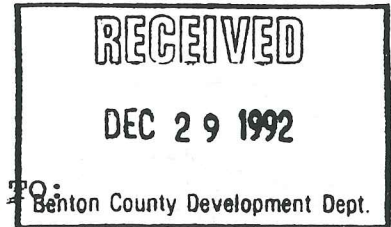
Spec Prop

BS

11-4-18A, 400

02

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



IN REPLY REFER TO:
RX-218-70-R Benton County Development Dept.

December 21, 1992

Mr. J. Edward Henricks
1586 Thorton Lake Drive, N.W.
Albany, Oregon 97321

Dear Mr. Henricks:

This is in response to your letter dated December 18, 1992, 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: See Legal Description, Enclosed
Street Address : 1586 Thorton Lake Drive, N.W.
Community : Benton County
State : Oregon

On December 18, 1992, 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. 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.

Please note that this property could be inundated by a flood greater than a 100-year flood or by local flooding conditions not shown on the NFIP map. Flood insurance is available at reduced cost for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that could supersede this determination.


2.

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, Chief
Natural and Technological
Hazards Division

cc: Jim Kennedy, Department of Land Conservation
and Development, Salem
✓ Gary Munsterman, Benton County Development Director

TICOR TITLE INSURANCE

LEGAL DESCRIPTION

beginning at a point on the Southern boundary of that property described on Page 447, Book 163, Deed Records of Benton County, Oregon, which point bears North 70°26' East 76.4 feet from the Southwest corner of said described property and which point is the Southeast corner of that tract described in mortgage recorded in Book 129 at page 286, Mortgage Records, which Southwest corner is referred to as a point 40.28 chains East and 49.00 chains South of the Northwest corner of John Q. Thornton Donation Land Claim No. 37, Townships 10 and 11 South, Ranges 3 and 4 West, Willamette Meridian, Benton County, Oregon; thence North 70°26' East 153.4 feet along the Southern boundary of that property described on said Page 447, Book 163 to the Southwest corner of that tract of land described in mortgage recorded in Book 125 at page 278, Mortgage Records, Benton County, Oregon; thence North 0°30' West along the West line of the last mentioned tract to its Northwest corner 543.8 feet to a 3/4 inch pipe on the Southern right of way of a county road; thence along said Southern right of way 29.5 feet arc distance along a 974.9 foot radius curve to the right (the long chord of which bears South 85°14' West 29.5 feet) to a 3/4 inch iron rod; thence continuing along said Southern right of way South 86°10' West 65.8 feet to a point; thence continuing along said Southern right of way 50.5 feet arc distance along a 934.9 foot radius curve to the left (the long chord of which bears South 84°37' West 50.4 feet) to the Northeast corner of that tract described in mortgage recorded in Book 129, Page 286 Mortgage Records, Benton County, Oregon; thence South 0°30' East along the East line of the last mentioned tract 583.7 feet to the point of beginning, all situated in the John Q. Thornton Donation Land Claim 37, Townships 10 and 11 South, Ranges 3 and 4 West, Willamette Meridian, Benton County, Oregon.-----

ENCUMBRANCES

The premises herein described are within and subject to the statutory powers, including the power of assessment, of North Albany Service District.

Rights of the public in streets, roads and highways.

The rights of fishing, navigation and commerce to the State of Oregon, the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of Thornton Lake f/k/a Fairmont Lake.

Ticor Title Insurance Company of California

STATE OF OREGON }
County of Benton } ss. 112440

I hereby certify that the within instrument was received for record

'90 APR 20 AM 8 35

and assigned N° 122097 1990

In the Microfilm records of said county

Witness My Hand and Seal of County Affixed

DANIEL G. BURK

DIRECTOR OF RECORDS & ELECTIONS

By *Marilyn R. Penland*
DEPUTY

