



# Federal Emergency Management Agency

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

10-3-31-1605

000312

ALPANY

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

July 15, 1994

Mr. Craig Hosterman  
131 N.W. 4th Street, #263  
Corvallis, Oregon 97330

Dear Mr. Hosterman:

This is in response to your letter dated June 15, 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 1/2 inch rod, the Southeast corner of the 5.74 acre tract of land described in deed recorded in Book 104, Page 316, Benton County Deed Records, which point is 9.426 chains North 89 degrees 53 1/2' East (Record East) along the claim line from the Southwest corner of the Demas Beach Claim, Notification No. 7798, in Township 10 South, Range 3 West of the Willamette Meridian, in Benton County, Oregon, and running thence North 0 degrees 05 1/2' East along the East line of said tract, 4.369 chains to a point 2.361 chains South of the Northeast corner thereof; thence South 89 degrees 50' West parallel to the North line of said tract, 5.153 chains; thence South 0 degrees 05 1/2' West parallel to the East line of said tract, 4.364 chains to the South line thereof; thence North 89 degrees 53 1/2' East, 5.153 chains to the point of beginning, Microfilm Records for Benton County, Oregon.
Street Address	:	633 South Neborgall Loop N.E.
Community	:	Benton County
State	:	Oregon

On July 13, 1994, 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- 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 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, Planning Official, Benton County  
Jim Kennedy, Department of Land Conservation and  
Development, Salem