



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF VERNONIA, COLUMBIA COUNTY, OREGON	<p>A portion of Section 34, Township 5 North, Range 4 West, Willamette Meridian, as described in the Bargain and Sale Deed recorded as Document No. 2006-000601, in the Office of the County Clerk, Columbia County, Oregon (TL: 500)</p> <p>The subject property is located within the regulatory floodway for Nehalem River. No construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal,</p>
	COMMUNITY NO.: 410041	
AFFECTED MAP PANEL	NUMBER: 41009C0381C	
	DATE: 8/16/1988	
FLOODING SOURCE: NEHALEM RIVER		<p>APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 45.870, -123.173</p> <p>SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83</p>

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	2331 Nehalem Highway	Portion of Property	AE	600.9 feet	--	600.5 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the property described above. The lowest adjacent grade elevation to a structure must be at or above the Base Flood Elevation for a structure to be outside of the SFHA.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Amendment. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Division



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

State, and local regulations for floodplain management. In addition, placement of fill within a regulatory floodway may result in a violation of the NFIP regulations.

The portion of property is more particularly described by the following metes and bounds:

COMMENCING at the northwest corner of the southwest quarter of the southwest quarter section of Section 34; thence S89°18'40"E, 452.66 feet to the POINT OF BEGINNING; thence S89°18'40"E, 126.62 feet; thence S00°18'18"W, 102.40 feet; thence N89°16'47"W, 149.08 feet; thence N12°42'10"E, 104.60 feet to the POINT OF BEGINNING

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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