



2N3228; 100
Federal Emergency Management Agency

Washington, D.C. 20472

RECEIVED

FEB 21 2020

February 13, 2020

THE HONORABLE GEORGE MURDOCK
CHAIR, BOARD OF COUNTY
COMMISSIONERS
UMATILLA COUNTY
216 SE 4TH STREET
PENDLETON, OR 97801

CASE NO.: 20-10-0248A

COMMUNITY: UMATILLA COUNTY, OREGON
(UNINCORPORATED AREAS)

COMMUNITY NO.: 410204

DEAR MR. MURDOCK:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision (LOMR) Floodway Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMRs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-FW DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Michael Thompson



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	UMATILLA COUNTY, OREGON (Unincorporated Areas)	A portion of Section 28, Township 2 North, Range 32 East, Willamette Meridian, as described in the Warranty Deed recorded as Instrument No. 2003-4540377, in the Office of the Records, Umatilla County, Oregon The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 410204	
AFFECTED MAP PANEL	NUMBER: 41059C1014G	
	DATE: 9/3/2010	
FLOODING SOURCE: MCKAY CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 45.630771, -118.814390 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	72006 Highway 395 South	Portion of Property	X (shaded)	--	--	1104.9 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	STATE LOCAL CONSIDERATIONS
INADVERTENT INCLUSION FLOODWAY 1 PORTIONS REMAIN IN THE SFHA	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision 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 not located in the NFIP regulatory floodway or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


 Luis V. Rodriguez, P.E., Director
 Engineering and Modeling Division
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Beginning at a point on the approximate intersection of the North line of Section 28, Township 2 North, Range 32 East, W.M. and the Westerly Right-of-Way of US Highway 395 South; thence Westerly along said North line of Section 28 on a bearing of South 88°45'16" West, a distance of 455.23 feet; thence leaving said North line of Section 28 on a bearing of South 10°05'46" East, a distance of 187.28 feet; thence South 70°41'20" East, a distance of 122.16 feet; thence North 84°33'08" East, a distance of 80.70 feet; thence North 50° 11'33" East, a distance of 95.59 feet; thence North 22°28'52" East, a distance of 31.00 feet; thence North 67°40'39" East, a distance of 188.49 feet to a point on the approximate Westerly Right-of-Way of said US Highway 395 South; thence Northwesterly along said West Right-of-Way line, approximately 73.5 feet to the Point of Beginning.

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, 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, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.


PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

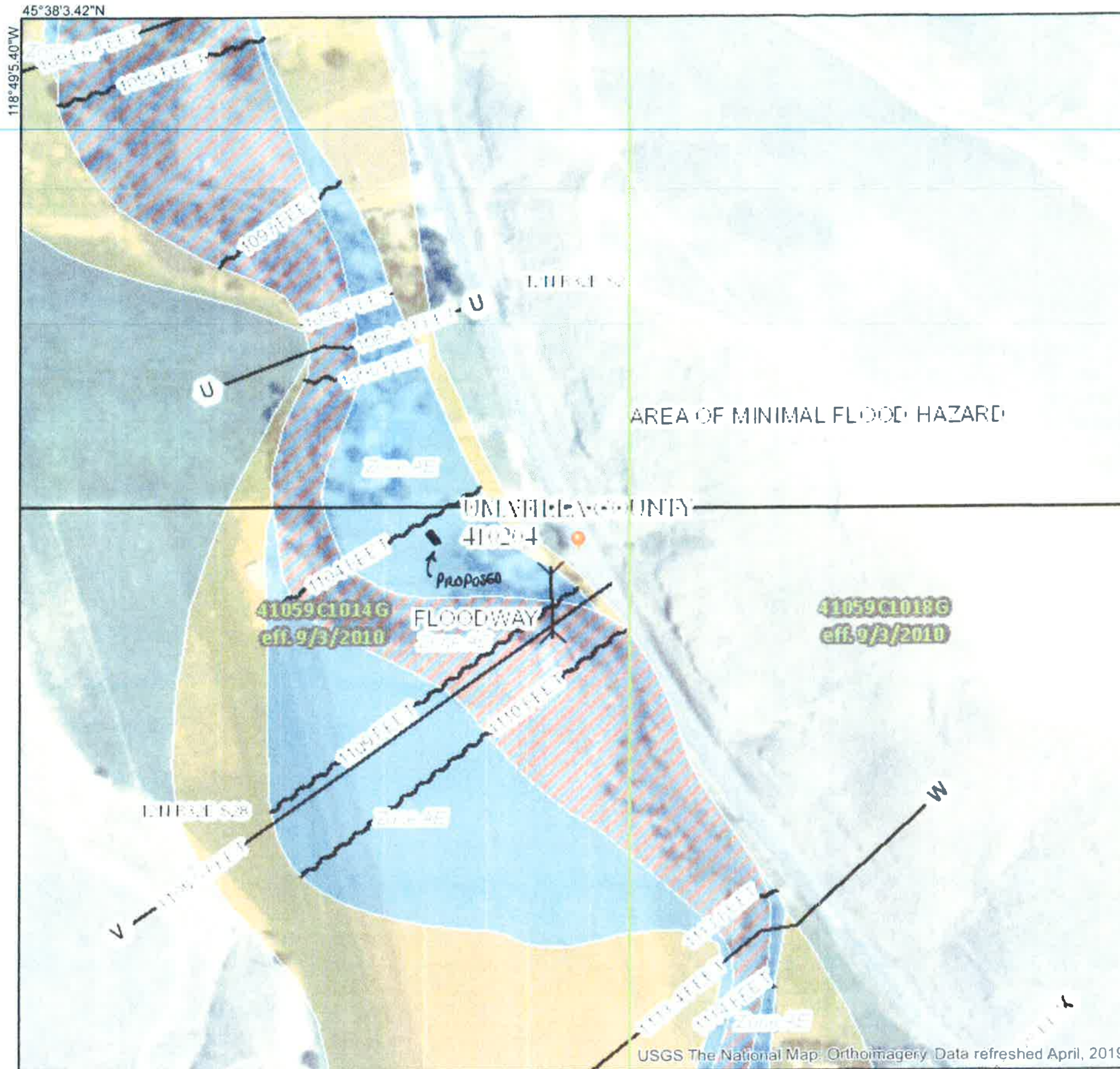

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
Zone A & A99 With BFE or Depth Zone AE AO AH VE AR Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Future Conditions 1% Annual Chance Flood Hazard Area with Reduced Flood Risk due to Levee. See Notes. Area with Flood Risk due to Levee |
| OTHER AREAS | <ul style="list-style-type: none"> Area of Minimal Flood Hazard Effective LOMRs Area of Undetermined Flood Hazard |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

USGS The National Map, Orthoimagery, Data refreshed April, 2019. 118°48'27.95"W

0 250 500 1,000 1,500 2,000 Feet 1:6,000

45°38'3.42"N 45°37'38.26"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/2/2019 at 7:51:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SURVEY FOR LOMA 2019

A TOPOGRAPHIC SURVEY FOR A LOMA ON TAX LOT 100 OF ASSESSOR'S MAP 2N3228, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, MORE SPECIFICALLY LOCATED AT N45.6308888, W118.8139583

LEGEND

- NOT USED IRON REBAR WITH RED PLASTIC CAP, MARKED WAPLS44338
- NOT USED IRON REBAR WITH ALUMINUM CAP, OR AS NOTED
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- APPROXIMATE PROPERTY LINE
- - - EASEMENTS OF RECORD IF NOTED.
- - - - NOT USED
- - - - EXISTING GRAVEL DRIVEWAYS
- - - - EXISTING ASPHALT ON OLD STATE HIGHWAY 395 SOUTH
- EXISTING STRUCTURES
- - - - APPROXIMATE SEPTIC SYSTEM
- ~ ~ ~ ~ APPROXIMATED FEMA BFE FROM MAP

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAP 2N3228, TAX LOT 100 BETWEEN MCKAY CREEK AND US HIGHWAY 395S
- (R2) TBM DATASHEET FOR RB0334 AKA P-27, LOCATED AT NAD83 45°38'17.93"(N), 118°49'00.02"(W) EL. 1089.45
- (R3) TBM DATASHEET FOR RB0331 AKA P-26, LOCATED AT NAD83 45°39'24"(N), 118°48'37"(W) EL. 1206.93
- (D1) WARRANTY DEED, DOC. NO. 2003-4540377, UCDR, WYLAND RANCHES, INC. TO THOMPSON, 2003.

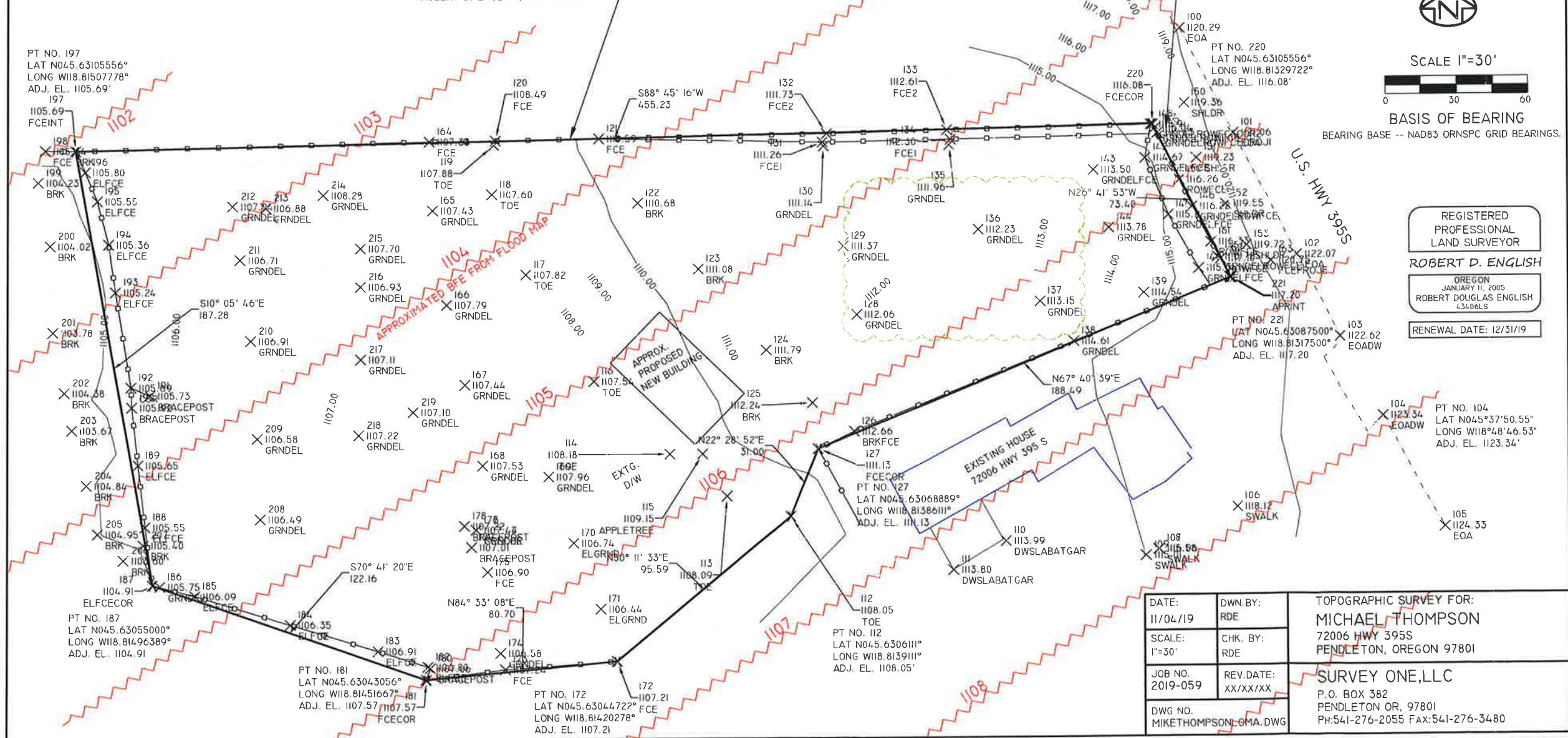
SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MICHAEL THOMPSON, OWNER OF TAX LOT 100 OF ASSESSOR'S MAP 2N3228, MORE SPECIFICALLY LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, BETWEEN MCKAY CREEK AND US HIGHWAY 395 SOUTH, TO PERFORM A LOMA, SO THAT HE COULD CONSTRUCT A HAY BARN OR MACHINE SHED ON THE PROPERTY NEXT TO HIS HOUSE. I USE FIRM MAP 41059C1014G TO LOCATE THE PROPOSED CONSTRUCTION SITE AND SHOOT A VERY BASIC TOPOGRAPHIC SURVEY OF THE AREA THAT MICHAEL STATED WHERE HE WAS WANTING TO PLACE THE BUILDING. I PLACE AN APPROXIMATION OF SAID BFE LOCATIONS, WITH PROPORTIONED INTERMEDIATE CONTOURS TO COVER THE AREA OF THE PROPOSED BUILDING SITE. MICHAEL SAID HE MAY USE ECO-BLOCKS TO LEVEL THE WEST EDGE OF THE GROUND UNDER THE SHED IF NEEDED. IT DOESN'T APPEAR THAT ANY FILL WOULD BE REQUIRED TO GET ABOVE THE BFE FOR THIS LOCATION. I AM INCLUDING THE LAT AND LONG AT THE CORNERS OF THE PROPOSED SITE AND THE CONTOURS ARE ADJUSTED TO RECORD BENCH MARKS AS NOTED IN THE REFERENCES. I ADJUSTED ELEVATIONS TO MATCH THE RB0334, WHICH IS CLOSEST TO THE SITE AND CHECKED INTO RB0331 WITHIN 0.07' WHICH IS WELL WITHIN TOLERANCES FOR THE ELEVATIONS AT THE SITE. FOR MAPPING CLARITY I SURVEYED THE ENTIRETY OF THE PASTURE AREA BETWEEN US HWY 395 S AND THE BREAK POINT WHERE THE GROUND SLOPES OFF INTO THE STREAMBED. IT APPEARS THAT LITTLE, IF ANY, OF THE MAPPED AREA ACTUALLY FALLS INSIDE OF THE FIRM MAP BFE'S. THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH

ROBERT D. ENGLISH, WAPLS44338

FENCE FOLLOWS THE APPROXIMATE SECTION LINE BETWEEN SECTIONS 21 AND 28, T2N, R32E W.M.



SCALE 1"=30'



BASIS OF BEARING

BEARING BASE -- NAD83 ORNSPC GRID BEARINGS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT D. ENGLISH
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/19

DATE: 11/04/19	DWN BY: RDE	TOPOGRAPHIC SURVEY FOR: MICHAEL THOMPSON 72006 HWY 395S PENDLETON, OREGON 97801
SCALE: 1"=30'	CHK BY: RDE	
JOB NO. 2019-059	REV. DATE: XX/XX/XX	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. MIKETHOMPSON_LOMA.DWG		