



Federal Emergency Management Agency

Washington, D.C. 20472

July 14, 2011

THE HONORABLE DORIS KARLOFF
CHAIRMAN, BOARD OF SUPERVISORS
SAUNDERS COUNTY
YUTAN, NE 68066

CASE NO.: 11-07-2184A
COMMUNITY: SAUNDERS COUNTY, NEBRASKA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 310195

DEAR MS. KARLOFF:

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 based on Fill (LOMR-F) 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 LOMR-Fs. 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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Carter Hubbard



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	SAUNDERS COUNTY, NEBRASKA (Unincorporated Areas)	A portion of Big Sandy Development Addition, and Big Sandy 1st Addition, as shown on the Plat recorded in Book 4, Pages 484 and 566, in the Office of the Register of Deeds, Saunders County, Nebraska. The portion of property to be removed from the SFHA is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 310195	
AFFECTED MAP PANEL	NUMBER: 31155C0425D; 31155C0555D	
	DATE: 4/5/2010; 4/5/2010	
FLOODING SOURCE: PLATTE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.121, -96.337 SOURCE OF LAT & LONG: STREETS & TRIPS 2010 DATUM: WGS 84

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)
1-4, C	--	Big Sandy	--	Portion of Property (Portion 3)	X (shaded)	1080.7-1082.0 feet	--	1081.0-1082.2 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
DETERMINATION TABLE (CONTINUED)
FILL RECOMMENDATION

PORTIONS REMAIN IN THE SFHA
REISSUANCE

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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 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 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 Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.


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Engineering Management Branch
Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lots 1-4C

COMMENCING at the Southwest corner of Outlot C; thence N86°56'03"E, 21.05 feet along the south line of Outlot C to the POINT OF BEGINNING, thence N09°48'39"W, 11.78 feet; thence N19°26'54"W, 86.86 feet; thence N04°43'36"E, 74.45 feet; thence N17°59'45"E, 56.39 feet; thence N32°52'35"E, 93.72 feet; thence N15°32'02"E, 65.46 feet; thence N04°08'12"W, 57.96 feet; thence N26°34'36"W, 68.54 feet; thence N46°29'00"W, 96.10 feet; thence N37°40'22"E, 80.96 feet; thence S47°41'07"E, 117.02 feet; thence S28°01'48"E, 86.01 feet to the south line of Lot 4; thence S04°09'20"E, 83.42 feet; thence S17°27'20"W, 76.67 feet; thence S32°04'48"W, 105.91 feet; thence S12°25'54"W, 108.51 feet; thence S18°38'38"E, 83.51 feet; thence S11°04'16"E, 153.50 feet thence N89°33'09"W, 71.19 feet; thence N09°48'39"W, 125.31 feet to the POINT OF BEGINNING.


Lots 5-16

COMMENCING at the Southeast corner of Lot 10; thence N24°32'39"W, 82.61 feet along east lot line to the POINT OF BEGINNING; thence S65°58'35"W, 34.50 feet; thence S88°29'36"W, 152.30 feet; thence N55°49'49"W, 93.77 feet; thence N07°40'14"W, 52.53 feet; thence N55°22'07"W, 216.68 feet; thence S73°11'58"W, 100.44 feet; thence N69°09'19"W, 90.03 feet; thence N09°08'05"W, 56.78 feet; thence N37°32'57"W, 68.92 feet to the westerly line of Lot 6; thence N30°31'51"W, 110.41 feet; thence N37°59'08"E, 52.08 feet; thence S82°05'49"E, 36.40 feet; thence N21°04'32"E, 144.84 feet; thence N42°16'22"E, 251.65 feet; thence N22°40'21"E, 7.87 feet; thence S56°34'24"E, 127.21 feet; thence S63°25'41"E, 107.30 feet; thence N36°53'02"E, 115.15 feet; thence N52°22'43"E, 104.96 feet; thence S47°14'44"E, 54.56 feet; thence S29°58'56"E, 158.34 feet; thence S30°02'02"E, 180.13 feet to the east line of Lot 14; thence S02°55'35"W, 137.33 feet; thence S27°09'06"E, 133.89 feet; thence S01°58'33"E, 58.10 feet; thence N75°10'50"W, 35.23 feet; thence S31°11'29"W, 51.17 feet; thence S31°23'09"W, 144.24 feet; thence S65°58'35"W, 46.65 feet to the POINT OF BEGINNING.

Lots 16-85

COMMENCING at the Southeast corner of Lot 24; thence N02°45'01 "W, 66.92 feet to the POINT OF BEGINNING; thence S86°34'05"W, 23.41 feet; thence N83°08'00"W, 66.96 feet; thence S84°57'36"W, 109.35 feet; thence N07°41'16"W, 203.56 feet; thence N07°46'32"E, 65.24 feet; thence N04°34'34"E, 60.23 feet; thence N29°29'18"E, 63.45 feet; thence N72°47'32"E, 59.53 feet; thence N45°34'15"E, 58.32 feet; thence N34°26'24"W, 86.39 feet; thence N01°54'10"W, 94.34 feet; thence N18°11'12"W, 56.45 feet; thence N13°33'16"E, 68.35 feet; thence N18°26'37"W, 43.04 feet; thence N13°46'03"E, 40.38 feet; thence N17°17'23"W, 75.45 feet; thence N57°19'59"W, 110.08 feet; thence N68°43'49"W, 81.65 feet; thence N79°25'54"W, 61.10 feet; thence N87°46'38"W, 82.56 feet; thence S78°56'07"W, 75 .08 feet; thence S70°1 5'25"W, 85.67 feet; thence S66°26'09"W, 144.17 feet; thence South, 20.01 feet; thence S74°29'00"W, 44.88 feet; thence N21°48'41"W, 86.22 feet; thence N67°09'55"E, 87.49 feet;

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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.


Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration



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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

thence N67°01'18"E, 172.25 feet; thence N77°59'40"E, 118.73 feet; thence N00°00'02"W, 67.80 feet; thence N27°40'47"E, 2139.13 feet; thence N54°14'31"W, 444.94 feet; thence S79°35'51"W, 39.90 feet; thence S83°14'59"W, 61.29 feet; thence N61°35'58"W, 55.54 feet; thence N31°07'18"W, 54.23 feet; thence N08°01'16"W, 57.40 feet; thence N34°43'20"W, 36.55 feet; thence N73°18'31"W, 41.81 feet; thence N38°07'18"W, 51.89 feet; thence N18°07'18"W, 90.12 feet; thence N73°34'21"E, 297.81 feet; thence N55°46'33"E, 69.74 feet; thence S79°03'05"E, 25.29 feet; thence S53°32'41"E, 22.90 feet; thence S87°50'24"E, 84.96 feet; thence S78°57'52"E, 33.46 feet; thence N66°13'54"E, 273.40 feet; thence N66°19'12"E, 85.70 feet; thence N20°56'03"E, 29.14 feet; thence N04°30'59"W, 30.51 feet; thence N25°12'44"W, 60.17 feet; thence N26°30'31"W, 138.25 feet to the north line of Lot 79; thence N20°41'02"W, 136.05 feet; thence North, 56.84 feet; thence N13°32'33"E, 44.46 feet; thence N27°40'21"E, 64.65 feet; thence N40°33'12"E, 80.07 feet; thence N55°58'03"E, 71.52 feet; thence N71°34'25"E, 63.31 feet; thence N86°05'25"E, 93.92 feet; thence S83°14'59"E, 61.29 feet; thence S66°48'18"E, 70.03 feet; thence S43°15'27"E, 92.33 feet; thence S11°29'16"E, 104.56 feet; thence S10°42'59"W, 138.29 feet; thence S12°35'37"W, 295.04 feet; thence S22°10'35"W, 70.02 feet; thence S38°12'18"W, 152.81 feet; thence S58°35'24"W, 156.09 feet; thence S65°57'12"W, 245.56 feet; thence S00°30'26"W, 90.46 feet; thence S41°45'33"E, 56.42 feet; thence S16°01'23"E, 89.95 feet; thence S60°10'37"E, 62.78 feet; thence N84°52'34"E, 56.83 feet; thence S77°35'55"E, 41.00 feet; thence N59°32'50"E, 15.79 feet; thence N32°47'17"E, 69.51 feet; thence S26°34'36"E, 41.17 feet; thence N54°32'38"E, 78.66 feet; thence N80°18'58"E, 33.31 feet; thence N72°15'49"E, 84.09 feet; thence N58°35'00"E, 135.14 feet; thence S75°24'23"E, 51.09 feet; thence N74°36'43"E, 57.32 feet; thence S88°14'19"E, 52.08 feet; thence N59°20'07"E, 54.94 feet; thence S70°31'23"E, 55.22 feet; thence S30°58'35"W, 28.01 feet; thence S56°51'58"E, 93.73 feet; thence S22°20'15"E, 76.47 feet; thence S16°02'51"E, 133.27 feet; thence S03°41'17"E, 173.11 feet; thence S01°34'38"W, 87.29 feet; thence S14°08'14"W, 118.05 feet; thence S56°11'29"W, 96.39 feet; thence S38°40'22"W, 71.50 feet; thence S08°25'52"W, 21.85 feet; thence S22°35'39"E, 97.98 feet; thence S62°21'57"E, 18.98 feet; thence S28°10'06"W, 64.47 feet; thence S22°04'40"E, 31.96 feet; thence S00°55'58"E, 36.48 feet; thence S25°55'04"E, 31.15 feet; thence South, 46.43 feet; thence S12°16'15"W, 37.68 feet; thence S12°32'06"E, 44.28 feet; thence S53°25'02"E, 100.74 feet; thence S31°40'23"W, 43.84 feet; thence S25°57'13"E, 32.94 feet; thence S50°48'25"E, 78.54 feet; thence S26°11'36"E, 107.05 feet; thence S02°36'14"W, 52.89 feet; thence S21°49'52"E, 83.40 feet; thence S03°48'58"E, 36.10 feet; thence S05°31'49"W, 24.93 feet; thence S30°17'42"W, 127.01 feet; thence S46°57'45"W, 83.28 feet; thence S51°05'26"W, 83.71 feet; thence S44°56'32"W, 345.37 feet; thence S48°26'53"W, 56.72 feet; thence S43°54'57"W, 206.69 feet; thence S01°41'36"W, 56.69 feet; thence S15°23'45"W, 90.50 feet; thence S15°01'32"E, 67.96 feet; thence S15°05'56"W, 73.79 feet; thence S50°46'37"W, 62.03 feet; thence S73°09'51"W, 91.21 feet; thence S08°52'12"E, 81.79 feet; thence S12°24'05"E, 74.59 feet; thence S30°28'42"E, 94.74 feet; thence S65°14'24"E, 84.59 feet; thence S77°51'04"E, 106.50 feet; thence S67°23'25"E, 72.88 feet; thence N60°27'07"E, 61.68 feet; thence N85°51'27"E, 55.41 feet; thence S75°30'25"E, 47.98 feet; thence S56°32'53"E, 56.64 feet; thence

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

S26°14'37"E, 83.47 feet; thence S12°25'25"W, 89.35 feet; thence S51°29'25"W, 105.42 feet; thence N87°24'56"W, 124.27 feet; thence S20°00'39"W, 102.48 feet; thence S85°14'19"W, 48.22 feet; thence S83°11'07"W, 74.21 feet; thence S41°38'52"W, 28.92 feet; thence S83°36'46"W, 100.74 feet; thence S61°54'21"W, 79.89 feet; thence S84°56'20"W, 63.52 feet; thence S67°10'36"W, 49.53 feet; thence S79°34'05"W, 118.85 feet; thence N89°11'16"W, 112.94 feet; thence S82°43'43"W, 37.95 feet; thence N78°49'54"W, 132.25 feet; thence S88°13'42"W, 178.55 feet; thence S86°34'05"W, 96.94 feet to the POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

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)
5-16	--	Big Sandy	--	Portion of Property (Portion 2)	X (shaded)	1081.2-1082.4 feet	--	1082.0-1083.0 feet
16-85	--	Big Sandy	--	Portion of Property (Portion 1)	X (shaded)	1081.2-1084.9 feet	--	1082.0-1085.0 feet

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 3 Properties.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 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/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 3 Properties.)

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.

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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Luis Rodríguez, P.E., Chief
Engineering Management Branch
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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

REISSUANCE (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

The 1/19/1983, National Flood Insurance Program (NFIP) map has since been superseded by a new NFIP map dated 4/5/2010, for this community. Therefore, this document issues a new determination for the subject property based on the new 4/5/2010, NFIP map.

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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.


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