



Federal Emergency Management Agency

Washington, D.C. 20472

July 07, 2011

THE HONORABLE DORIS KARLOFF
CHAIRMAN, BOARD OF SUPERVISORS
SAUNDERS COUNTY
433 NORTH CHESNUT STREET
WAHOO, NE 68066

CASE NO.: 11-07-2050A
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 Lots 86 through 107, Big Sandy Development 2nd Addition, as shown on the Plat, recorded as Instrument No. 237, in Book 5, Page 147, in the Office of the Register of Deeds, Saunders County, Nebraska. The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 310195	
AFFECTED MAP PANEL	NUMBER: 31155C0555D	
	DATE: 4/5/2010	

FLOODING SOURCE: PLATTE RIVER	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.132, -95.345 SOURCE OF LAT & LONG: STREETS & TRIPS 2010 DATUM: WGS 84
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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)
86-94	--	Big Sandy Development Phase II	--	Portion of Property	X (shaded)	1082.0 feet	--	1082.0 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	PORTIONS REMAIN IN THE SFHA
DETERMINATION TABLE (CONTINUED)	REISSUANCE
FILL RECOMMENDATION	

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.


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



Federal Emergency Management Agency

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lot 86

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 630.70 feet; thence N87°48'35"E, 581.40 feet to the POINT OF BEGINNING; thence N38°03'09"W, 80.47 feet; thence N15°44'52"W, 80.47 feet; thence N86°28'09"E, 88.05 feet, thence S25°36'29"E, 90.48 feet; thence S40°40'00"W, 85.24 feet to the POINT OF BEGINNING

Lot 87

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 803.03 feet; thence N87°48'35"E, 514.93 feet to the POINT OF BEGINNING; thence N03°12'07"W, 121.48 feet; thence N86°28'44"E, 86.68 feet; thence S00°58'47"E, 121.47 feet; thence S86°28'09"W, 86.21 feet to the POINT OF BEGINNING

Lot 88

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 958.75 feet; thence N87°48'35"E, 510.05 feet to the POINT OF BEGINNING; thence N17°09'25"W, 69.45 feet; thence N63°58'50"E, 102.14 feet; thence S15°19'51"E, 108.89 feet; thence S86°28'44"W, 100.28 feet to the POINT OF BEGINNING

Lot 89

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 1056.09 feet; thence N87°48'35"E, 478.31 feet to the POINT OF BEGINNING; thence N35°32'37"W, 61.46 feet; thence N46°59'41"W, 61.46 feet; thence N61°26'43"E, 106.22 feet; thence S40°33'02"E, 126.75 feet; thence S63°58'50"W, 105.75 feet to the POINT OF BEGINNING


Lot 90

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 1168.66 feet; thence N87°48'35"E, 377.59 feet to the POINT OF BEGINNING; thence N62°01'30"W, 41.06 feet; thence N52°15'49"W, 68.28 feet; thence N32°37'07"W, 68.28 feet; thence N78°49'28"E, 103.50 feet; thence S49°43'26"E, 135.06 feet; thence S42°14'16"E, 8.26 feet; thence S61°26'43"W, 94.56 feet to the POINT OF BEGINNING

Lot 91

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 1315.17 feet; thence N87°48'35"E, 248.00 feet to the POINT OF BEGINNING; thence N07°56'52"W, 55.02 feet; thence N07°51'19"W, 55.02 feet; thence N19°19'51"E, 69.72 feet; thence S80°23'53"E, 85.62 feet; thence S07°43'07"W, 144.44 feet; thence S78°49'28"W, 89.71 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, 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)

Lot 92

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 1519.61 feet; thence N87°48'35"E, 289.75 feet to the POINT OF BEGINNING; thence N19°19'51"E, 143.28 feet; thence S70°25'57"E, 88.14 feet; thence S19°25'26"W, 127.84 feet; thence N80°23'53"W, 89.22 feet to the POINT OF BEGINNING

Lot 93

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 1685.50 feet; thence N87°48'35"E, 355.16 feet to the POINT OF BEGINNING; thence N19°19'51"E, 115.87 feet; thence S70°25'57"E, 88.39 feet; thence S19°25'26"W, 115.87 feet; thence N70°25'57"W, 88.20 feet to the POINT OF BEGINNING

Lot 94

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 1813.97 feet; thence N87°48'35"E, 405.82 feet to the POINT OF BEGINNING; thence N19°19'51"E, 127.04 feet; thence S70°25'57"E, 93.44 feet; thence S19°31'11"W, 127.04 feet; thence N70°25'57"W, 93.02 feet to the POINT OF BEGINNING

Lot 95

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 1948.68 feet; thence N87°48'35"E, 458.94 feet to the POINT OF BEGINNING; thence N19°19'51"E, 126.93 feet; thence S70°25'57"E, 93.92 feet; thence S19°31'11"W, 126.93 feet; thence N70°25'57"W, 93.50 feet to the POINT OF BEGINNING


Lot 96

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 2084.38 feet; thence N87°48'35"E, 512.45 feet to the POINT OF BEGINNING; thence N19°19'51"E, 125.28 feet; thence S70°25'57"E, 94.39 feet; thence S19°31'11"W, 125.28 feet; thence N70°25'57"W, 93.98 feet to the POINT OF BEGINNING

Lot 97

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 2219.52 feet; thence N87°48'35"E, 565.74 feet to the POINT OF BEGINNING; thence N19°19'51"E, 125.04 feet; thence S70°10'39"E, 94.87 feet; thence S19°31'11"W, 124.32 feet; thence N70°36'40"W, 94.46 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, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.


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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Lot 98

COMMENCING at the southwest corner of the southwest quarter of Section 6; thence N02°11'25"W, 2354.99 feet; thence N87°48,35"E, 619.16 feet to the POINT OF BEGINNING; thence N19°19'51"E, 123.88 feet; thence S70°31'26"E, 95.36 feet; thence S19°31'11"W, 124.16 feet; thence N70°18'37"W, 94.94 feet to the POINT OF BEGINNING

Lot 99

COMMENCING at the northwest corner of the southwest quarter of Section 6; thence N86°50'44"E, 864.89 feet; thence S03°09'16"E, 71.24 feet to the POINT OF BEGINNING; thence S03°12'14"E, 94.19 feet; thence S86°39'00"N, 41.66 feet; thence S74°15'48"W, 30.37 feet; thence S53°25'56"W, 30.37 feet; thence N70°16'24"W, 97.36 feet; thence N39°33'18"E, 53.24 feet; thence N55°37'01"E, 53.24; thence N71°40'45"E, 53.24 feet; thence N87°44'28"E, 53.24 feet to the POINT OF BEGINNING

Lot 100

COMMENCING at the northeast corner of the southwest quarter of Section 6; thence S86°50'44"W, 803.64 feet; thence S03°09'16"E, 73.23 feet to the POINT OF BEGINNING; thence N86°45'57"E, 57.19 feet; thence S88°04'58"E, 32.38 feet; thence S77°46'48"E, 32.38 feet; thence S66°50'00"W, 46.51 feet; thence S55°14'34"E, 46.13 feet; thence S62°06'14"E, 103.97 feet; thence N75°46'45"W, 34.86; thence S89°52'52"W, 34.86 feet; thence S86°39'39"W, 36.53 feet; thence N02°56'26"W, 91.78 feet to the POINT OF BEGINNING

Lot 101

COMMENCING at the northeast corner of the southwest quarter of Section 6; thence S86°50'44"W, 588.06 feet; thence S03°09'16"E, 152.65 feet to the POINT OF BEGINNING; thence S44°53'55"E, 131.65 feet; thence S66°26'40"W, 98.14 feet; thence N44°28'20"W, 124.36 feet; thence N62°24'48"E, 94.83 feet to the POINT OF BEGINNING


Lot 102

COMMENCING at the northeast corner of the southwest quarter of Section 6; thence S86°50'44"W, 490.67 feet; thence S03°09'16"E, 271.85 feet to the POINT OF BEGINNING; thence S16°18'49"E, 70.78 feet; thence S01°37'10"E, 98.45 feet; thence S88°42'29"W, 94.80 feet; thence N05°15'59"W, 133.10 feet; thence N66°56'36"E, 91.68 feet to the POINT OF BEGINNING

Lot 103

COMMENCING at the northeast corner of the southwest quarter of Section 6; thence S03°09'16"E, 460.72 feet; thence S86°50'44"W, 477.77 feet to the POINT OF BEGINNING; thence S01°37'10"E, 118.66 feet; thence S88°45'53"W, 91.78 feet; thence N02°24'56"W, 118.74 feet; thence N88°46'02"E, 93.43 feet to the POINT OF

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

BEGINNING

Lot 104

COMMENCING at the northeast corner of the southwest quarter of Section 6; thence S03°09'16"E, 599.80 feet; thence S86°50'44"W, 481.49 feet to the POINT OF BEGINNING; thence S01°37'10"E, 147.81 feet; thence N76°48'57"W, 92.85 feet; thence N02°24'56"W, 124.52 feet; thence N88°46'02"E, 91.50 feet to the POINT OF BEGINNING

Lot 105

COMMENCING at the northeast corner of the southwest quarter of Section 6; thence S03°09'16"E, 767.20 feet; thence S86°50'44"W, 485.98 feet to the POINT OF BEGINNING; thence 10°23'01"W, 86.18 feet; thence S28°21'26"W, 86.18 feet; thence N60°09'57"W, 92.69 feet; thence N18°59'14"E, 143.44 feet; thence S76°46'44"E, 92.58 feet to the POINT OF BEGINNING

Lot 106

COMMENCING at the northeast corner of the southwest quarter of Section 6; thence S03°09'16"E, 938.54 feet; thence S86°50'44"W, 564.09 feet to the POINT OF BEGINNING; thence S49°47'16"W, 81.33 feet; thence S67°17'53"W, 77.88 feet; thence N48°03'55"W, 112.18 feet; thence N65°20'00"E, 141.48 feet; thence S59°55'21"E, 102.66 feet to the POINT OF BEGINNING

Lot 107

COMMENCING at the northeast corner of the southwest quarter of Section 6; thence S03°09'16"E, 1020.23 feet; thence S86°50'44"W, 721.06 feet to the POINT OF BEGINNING; thence S67°17'53"W, 141.81 feet; thence N48°01'46"W, 106.11 feet; thence N65°20'00"E, 139.15 feet; thence S48°15'23"E, 111.60 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)
95-99	--	Big Sandy Development Phase II	--	Portion of Property	X (shaded)	1083.0 feet	--	1083.4 feet
100-10 7	--	Big Sandy Development Phase II	--	Portion of Property	X (shaded)	1083.2 feet	--	1083.4 feet

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

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.

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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