



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	PLATTE COUNTY, NEBRASKA (Unincorporated Areas)	A portion of Section 13, Township 17 North, Range 2 West, and Section 18, Township 17 North, Range 1 West, 6th Principal Meridian, as described in the Corporation Quitclaim Deed, recorded in Deed Record 176, Page 630, in the Office of the Register of Deeds, Platte County, Nebraska.  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 310467	
AFFECTED MAP PANEL	NUMBER: 31141C0305E	
	DATE: 4/19/2010	
FLOODING SOURCE: LOUP RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.450, -97.482 SOURCE OF LAT & LONG: GOOGLE EARTH 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)
--	--	Oconee Lake	--	Portion of Property	X (unshaded)	--	--	--

**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 REISSUANCE  
PORTIONS REMAIN IN THE SFHA  
ZONE A

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 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 amends 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.

*Kevin C. Long*

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Engineering Management Branch  
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Northwest corner of Section 18, thence S69°56'15"W, 108.29 feet to the POINT OF BEGINNING; thence N89°22'28"W, 196.86 feet; thence N88°40'58"W, 196.55 feet; thence N88°31'51"W, 206.92 feet; thence S81°53'36"W, 197.47 feet; thence S57°31'09"W, 120.16 feet; thence S55°40'00"W, 121.58 feet; thence S39°40'02"W, 111.62 feet; thence S23°34'35"W, 80.35 feet; thence S10°15'20"W, 53.63 feet; thence S07°25'34"W, 101.05 feet; thence S05°58'11"W, 204.51 feet; thence S02°04'54"E, 198.96 feet; thence S02°44'52"E, 200.50 feet; thence S00°21'16"E, 202.48 feet; thence S01°35'23"E, 194.16 feet; thence S05°01'04"E, 205.31 feet; thence S35°08'36"E, 209.47 feet; thence S33°52'15"E, 296.96 feet; thence S34°47'13"E, 205.05 feet; thence S75°02'36"E, 319.19 feet; thence N84°04'20"E, 201.77 feet; thence N80°08'41"E, 199.19 feet; thence N80°26'38"E, 199.90 feet; thence N82°52'18"E, 203.48 feet; thence N79°16'18"E, 196.38 feet; thence N79°35'57"E, 199.00 feet; thence N77°53'58"E, 204.62 feet; thence N72°39'03"E, 199.21 feet; thence S86°08'47"E, 103.08 feet; thence N61°23'56"E, 195.27 feet; thence N17°55'27"E, 211.93; thence N51°05'44"E, 84.17 feet; thence N62°38'12"E, 132.09 feet; thence N68°03'59"E, 204.77 feet; thence N74°22'22"E, 201.12 feet; thence 82°39'04"E, 204.75 feet; thence S86°27'58"E, 200.51 feet; thence N76°08'14"E, 101.74 feet; thence N71°41'45"E, 155.25 feet; thence N11°17'59"E, 168.37 feet; thence N03°43'23"W, 101.36 feet; thence N00°30'14"E, 199.42 feet; thence N01°46'18"W, 198.08 feet; thence N01°34'29"W, 201.46 feet; thence N13°43'45"E, 206.69 feet; thence N12°19'51"W, 102.50 feet; thence N03°48'17"W, 185.55 feet; thence N84°01'06"W, 180.68 feet; thence N73°33'36"W, 205.80 feet; thence S76°22'20"W, 209.38 feet; thence N85°00'25"W, 198.67 feet; thence S54°47'39"W, 249.15 feet; thence N84°15'16"W, 162.30 feet; thence N55°16'50"W, 276.41 feet; thence S82°32'44"W, 230.12 feet; thence N89°07'36"W, 209.42 feet; thence S85°19'57"W, 231.22 feet; thence N83°41'54"W, 536.80 feet; thence S86°06'45"W, 197.82 feet; thence S01°52'45"E, 90.27 feet; thence S89°37'55"W, 204.10 feet; thence S88°45'15"W, 199.58 feet; thence N89°20'10"W, 205.00 feet; thence S80°46'33"W, 178.31 feet; thence S66°46'15"W, 75.25 feet; thence S35°07'37"W, 96.86 feet; thence S14°54'07"W, 71.64 feet; thence S12°44'25"W, 30.77 feet; thence S02°14'11"E, 85.56 feet; thence S03°02'08"E, 194.04 feet; thence S01°55'59"W, 200.69 feet; thence S03°06'07"E, 187.45 feet; thence S01°41'33"E, 212.37 feet; thence S03°26'06"E, 183.62 feet; thence S04°44'56"W, 128.88 feet; thence S78°01'26"E, 143.05 feet; thence S81°07'35"E, 87.49 feet; thence N80°48'57"E, 98.90 feet; thence N83°03'20"E, 107.41 feet; thence S61°11'54"E, 75.97 feet; thence S42°46'14"E, 37.47 feet; thence S35°04'39"E, 72.50 feet; thence S20°46'27"W, 97.96 feet; thence S54°54'27"W, 57.24 feet; thence S69°20'43"W, 81.39 feet; thence S77°23'44"W, 133.44 feet; thence S19°02'50"E, 127.00 feet; thence S36°17'16"E, 184.36 feet; thence S81°38'13"E, 156.72 feet; thence N80°09'09"E, 199.28 feet; thence N82°41'02"E, 198.40 feet; thence N77°02'59"E, 203.00 feet; thence N79°01'04"E, 195.87 feet; thence N80°18'17"E, 200.70 feet; thence N79°06'52"E, 198.29 feet; thence N81°29'26"E, 204.90 feet; thence N81°28'44"E, 191.70 feet; thence N62°13'56"E, 105.60 feet; thence N38°47'13"E, 64.96 feet; thence N37°50'51"E, 169.27 feet; thence N51°33'47"E, 127.45 feet; thence N72°17'17"E, 204.55 feet; thence N76°23'41"E, 197.45 feet; thence N83°36'43"E, 203.35 feet; thence N79°36'01"E, 210.39 feet; thence N79°03'38"E, 189.47 feet; thence

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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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

N80°23'58"E, 104.48 feet; thence N56°08'54"E; 81.92 feet; thence N14°12'53"E, 72.80 feet; thence N02°13'51"E, 101.18 feet; thence N00°21'24"E, 196.59 feet; thence 00°35'43"E, 198.95 feet; thence N01°27'49"E, 205.66 feet; thence N08°45'53"E, 203.86 feet; thence N19°40'47"W, 99.20 feet; thence N11°24'36"W, 109.44 feet; thence N86°25'35"E, 67.29 feet; thence N85°55'27"W, 195.43 feet; thence N87°54'41"W, 202.07 feet; thence N87°26'51"W, 201.68 feet; thence S58°20'53"W, 235.92 feet; thence S87°35'47"W, 169.15 feet; thence N60°23'16"W, 251.02 feet; thence N88°18'43"W, 222.38 feet; thence S88°05'47"W, 221.39 feet; thence S89°49'44"W, 219.15 feet; thence N89°55'50"W, 542.92 feet; thence N71°05'40"W, 199.44 feet; thence N01°52'45"E, 90.27 feet to the POINT OF BEGINNING.

#### **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.

#### **ZONE A (This Additional Consideration applies to the preceding 1 Property.)**

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

#### **REISSUANCE (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

The 2/25/2000, National Flood Insurance Program (NFIP) map has since been superseded by a new NFIP map dated 4/19/2010, for this community. Therefore, this document issues a new determination for the subject property based on the new 4/19/2010, 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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CROSS SECTION, dwg

Map is not part of  
FEMA documents.  
This was provided  
by developer  
Sigma Farms

