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	CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA	A portion of Section 22, Township 19 North, Range 2 East, Indian Meridian, as described in the Warranty Deed, recorded as Instrument No. I-2007-010000, in Book 1720, Pages 0090 and 0091, in the Office of the County Clerk, Payne County, Oklahoma The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 405380	
AFFECTED MAP PANEL	NUMBER: 40119C0227F	
	DATE: 5/16/2007	
FLOODING SOURCE: STILLWATER CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 36.108, -97.072 SOURCE OF LAT & LONG: GOOGLE EARTH PRO 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)
--	--	--	1001 West 12th Avenue	Portion of Property (SW Tract)	X (shaded)	865.7 to 868.5 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
FILL RECOMMENDATION
PORTIONS REMAIN IN THE SFHA
SUPERSEDES PREVIOUS DETERMINATION

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, 847 South Pickett Street, Alexandria, VA 22304-4605.

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

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Northeast Corner of the Southeast Quarter of said Section; Thence South 89°11'22" West, a distance of 527.98 feet; Thence South 01°39'48" East, a distance of 40.00 feet to the POINT OF BEGINNING; Thence a distance of 388.98 feet along a curve to the left, having a radius of 239.28 feet, a chord bearing of South 44°43'18" East, and a chord distance of 347.54 feet; Thence South 89°58'43" East, a distance of 86.31 feet; Thence a distance of 118.41 feet along a curve to the right, having a radius of 167.30 feet, a chord bearing of South 67°47'29" East, and a chord distance of 115.96 feet; Thence South 23°56'37" East, a distance of 129.31 feet; Thence South 00°13'46" East, a distance of 447.90 feet; Thence South 89°43'17" West, a distance of 928.62 feet; Thence South 34°21'41" West, a distance of 71.73 feet; Thence South 88°48'42" West, a distance of 284.49 feet; Thence North 01°30'54" West, a distance of 144.74 feet; Thence North 21°15'37" West, a distance of 70.70 feet; Thence North 00°39'10" West, a distance of 681.94 feet; Thence North 89°11'22" East, a distance of 396.83 feet; Thence North 00°48'38" West, a distance of 10.00 feet; Thence North 89°11'22" East, a distance of 402.02 feet to the POINT OF BEGINNING.

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

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 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.

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

This Determination Document supersedes our previous determination dated 6/18/2013, for the subject property.

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, 847 South Pickett Street, Alexandria, VA 22304-4605.

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