

REC92001



Federal Emergency Management Agency

Region X
Federal Regional Center
130 228th Street, S.W.
Bothell, WA 98021-9796

RECEIVED
MAR 10 1992

March 3, 1992

CITY OF ROSEBURG
DEPT. OF COMMUNITY
DEVELOPMENT & BLDG.

IN REPLY REFER TO:
RX-218-70-0

Mr. Edward H. Sypher
125 West Oriole
Roseburg, Oregon 97470

Dear Mr. Sypher:

This is in response to your letter dated February 10, 1992 and Joni White's transmittal requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by the 100-year (one-percent annual chance) flood.

Property Description: See Enclosed Exhibit A
Street Address : 125 Oriole Street
Community : Roseburg
State : Oregon

On February 24, 1992, we received all information necessary to process your request. After comparing this information with the National Flood Insurance Program (NFIP) map for Roseburg, Oregon, we determined that the property would not be inundated by the 100-year flood and is correctly shown outside the SFHA on the current NFIP map.

Please note that this property could be inundated by local flooding conditions not shown on the NFIP map. Flood insurance is available at reduced cost for properties located outside the SFHA. Also, although we have based our determination on the flood information presently available, flood conditions may change or new information may be generated that could supersede this determination.

2.

If any structure on this property is covered by a flood insurance policy, and if the mortgage company or lending institution agrees to waive the flood insurance requirement, then the NFIP will refund the premium paid for the current policy year, providing that no claim is pending or has been paid on the policy during the current policy year. To receive a refund, a written waiver or certificate must be obtained from the mortgage company or lending institution. This written waiver or certificate must then be sent to the insurance agent, who will process the premium refund.

This response to your request is based on minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the floodplain. If the State of Oregon or City of Roseburg have adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

If you have any questions or if we can be of further assistance, please call me at 487-4682.

Sincerely,



Charles L. Steele, Chief
Natural and Technological
Hazards Division

Enclosure

cc: Jim Kennedy, Department of Land Conservation & Development
✓ John Stutsman, Community Development Director, Roseburg
Joni White, ARCS Mortgage Inc.

EXHIBIT 'A'

parcel of land lying in Section 14, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 328176 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod in the Northerly right of way line of Oriole Street, from which point the South corner of Lot 1, WADE SUBDIVISION, bears South 45° 46' 53" East 367.09 feet; thence along said Northerly right of way line North 74° 13' 07" West 95.00 feet to a 5/8 inch iron rod in a fence line, said point being the Southeast corner of that property described in Instrument No. 222131 in the Deed Records of Douglas County, Oregon; thence along the East line of said property described in Instrument No. 222131 North 15° 30' 00" East 403.55 feet to the South Umpqua River; thence upstream along said South Umpqua River South 37° 31' 00" East 131.44 feet; thence leaving said South Umpqua River and running South 17° 15' 44" West 325.10 feet to the point of beginning.

Order No. 25222