



# Federal Emergency Management Agency

Washington, D.C. 20472

Richard Pierce  
Chairperson, Board of Supervisors  
Post Office Box 1270  
1512 Central Avenue  
Kearney, NE 68848

NOV 12 2010

Case No: 07-07-0135V  
Community: Buffalo County  
Community No.: 310419  
Effective Date: November 27, 2010  
LOMC-VALID

Dear Mr. Pierce:

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated November 26, 2010 for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued LOMR-Fs and LOMAs, if needed, please contact the FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

Roy E. Wright  
Deputy Director, Risk Analysis  
Federal Insurance and Mitigation Administration

Enclosure

cc: Community Map Repository  
Leann Klein



**REVALIDATED LETTERS OF MAP CHANGE FOR BUFFALO COUNTY, NE**  
**Case No: 07-07-0135V** **Community No.: 310419**

November 27, 2010

<b>Case No.</b>	<b>Date Issued</b>	<b>Identifier</b>	<b>Map Panel No.</b>	<b>Zone</b>
99-07-236A	04/20/1999	WOODLAND ACRES, LOT 3; 2450 WOODLAND ROAD	31019C0655D	X
99-07-488A	04/22/1999	MIRACLE MEADOWS FIRST SUBDIVISION, BLOCK 3, A PORTION OF LOT 5 -- 8924 ROCHFORD STREET	31019C0440D	X
00-07-076A	12/10/1999	43445 KILGORE RD; PORTION OF SECTION 9, T8N, R14W	31019C0650D	X
01-07-130A	05/18/2001	WOODLAND ACRES, LOT 2	31019C0655D	X
01-07-701A	09/19/2001	PORTION OF SECTION 10, 390 SARTORIA ROAD	31019C0600D	X
03-07-1488A	10/15/2003	SECTION 4, T11N, R14W; 28235 RAVENNA ROAD	31019C0300D	X
04-07-619A	06/16/2004	SECTION 7, TOWNSHIP 12 NORTH, RANGE 16 WEST, 6TH PRINCIPAL MERIDIAN; 22625 370TH ROAD	31019C0075D	X
04-07-A382A	10/07/2004	HR SUBDIV, LOT 4 -- 9031 SWEETWATER AVENUE -- PORTION OF SECTION 10, T9N, R15W, 6TH P.M.	31019C0450D	X
05-07-0255A	12/21/2004	44755 85TH ROAD -- PORTION OF SECTION 15, T9N, R14W, 6TH P.M.	31019C0475D	X
05-07-0264A	02/01/2005	55870 HIGHWAY 30 -- PORTION OF SECTION 2, T9N, R13W, 6TH P.M.	31019C0515D	X
05-07-0323A	02/11/2005	215 NORTH ARMADA STREET -- PORTION OF SECTION 16, T11N, R18W, 6TH P.M.	31019C0195D	X
05-07-0968A	08/11/2005	HENNING SUBDIV, LOT 1 -- 704 WEST 85TH STREET	31019C0440D	X
05-07-1079A	08/30/2005	45632 KILGORE DRIVE -- PORTION OF SECTION 2, T8N, R14W	31019C0675D	X
05-07-1173A	09/27/2005	40410 KILGOR ROAD -- PORTION OF SECTION 7, T8N, R14W, 6TH P.M.	31019C0650D	X
05-07-1249A	02/16/2006	RIVERVIEW ACRES SUBDIV, LOT 1 - 5	31019C0255D	X
06-07-B975A	10/24/2006	PORTION OF GOVT LOTS 2-3, SECTION 1, T8N, R14W, 6th P.M. -- 48815 24th Road (NE)	31019C0655D	X
07-07-0349A	12/14/2006	PORTION OF SECTION 2, T12N, R15W -- 36850 Highway 2(NE)	31019C0125D	X
07-07-1681A	08/23/2007	GOVERNMENT LOT 4 - 610 EVERGREEN ROAD	31019C0600D	X

**REVALIDATED LETTERS OF MAP CHANGE FOR BUFFALO COUNTY, NE**  
**Case No: 07-07-0135V** **Community No.: 310419**

**November 27, 2010**

<b>Case No.</b>	<b>Date Issued</b>	<b>Identifier</b>	<b>Map Panel No.</b>	<b>Zone</b>
07-07-1352A	09/04/2007	PORTION OF SECTION 8, T9N, R13W -- 9390 SODTOWN ROAD	31019C0500D	X
08-07-0157A	11/13/2007	PORTION OF SECTION 8, T11N, R18W -- 27625 ARROW ROAD	31019C0200D	X
08-07-0441A	02/26/2008	PORTION OF SECTION 30, T10N, R16W, LOT 23 -- 21860 130TH ROAD	31019C0420D	X
09-07-0892A	06/16/2009	SECTION 8, T12N, R14W -- 35665 PINE ROAD	31019C0120D	X
09-07-0915A	07/02/2009	SECTION 5, T8N, R18W -- 2620 HIGHWAY 183	31019C0535D	X
10-07-0041A	12/01/2009	SECTION 9, T8N, R14W -- 43445 KILGORE ROAD	31019C0650D	X



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BUFFALO COUNTY, NEBRASKA (Unincorporated Areas)	A portion of Section 8, Township 8 North, Range 17 West, 6th Principal Meridian, as described in the Deed of Trust, recorded as Instrument No. 2004-1828, in the Office of the Register of Deeds, Buffalo County, Nebraska
	COMMUNITY NO.: 310419	
AFFECTED MAP PANEL	NUMBER: 31019C0575D	
	DATE: 11/26/2010	
FLOODING SOURCE: PLATTE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.672, -99.257 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)
--	--	--	150 Odessa Road	Structure	X (unshaded)	2204.9 feet	2208.6 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.)

PORTIONS REMAIN IN THE SFHA  
ZONE A  
REISSUANCE

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 structure(s) on 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.

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



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **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 3/1/1990, National Flood Insurance Program (NFIP) map has since been superseded by a new NFIP map dated 11/26/2010, for this community. Therefore, this document issues a new determination for the subject property based on the new 11/26/2010, 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.

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





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## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BUFFALO COUNTY, NEBRASKA (Unincorporated Areas)	A portion of Section 1, Township 8 North, Range 17 West, 6th Principal Meridian, as described in the Warranty Deed, recorded as Instrument No. 2009-5807, in the Office of the Register of Deeds, Buffalo County, Nebraska.  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 310419	
AFFECTED MAP PANEL	NUMBER: 31019C0600D	
	DATE: 11/26/2010	
FLOODING SOURCE: TURKEY CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.687, -99.181 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)
--	--	--	1250 Dove Hill Road	Portion of Property	X (unshaded)	2176.9 feet	--	2178.4 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 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.

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## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the southeast corner of the southeast quarter of Section 1; thence N00°00'00"E, 795.56 feet to the POINT OF BEGINNING; thence N00°00'00"E, 225.0 feet; thence N90°00'00"W, 589.5 feet; thence S00°47'37"E, 194.0 feet; thence S71°55'00"E, 226.41 feet; thence N83°58'09"E, 373.66 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 4/17/1979, National Flood Insurance Program (NFIP) map has since been superseded by a new NFIP map dated 11/26/2010, for this community. Therefore, this document issues a new determination for the subject property based on the new 11/26/2010, 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.

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



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF RAVENNA, BUFFALO COUNTY, NEBRASKA	A portion of Section 7, Township 12 North, Range 14 West, 6th Principal Meridian, as described in the Warranty Deed, recorded as Instrument No. 2007-5883, in the Office of the Register of Deeds, Buffalo County, Nebraska.  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 310018	
AFFECTED MAP PANEL	NUMBER: 31019C0125D	
	DATE: 11/26/2010	
FLOODING SOURCE: DRY CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.031, -98.941 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)
--	--	--	40275 370th Road	Portion of Property	X (unshaded)	2009.8 feet	--	2011.8 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      ZONE A  
 PORTIONS REMAIN IN THE SFHA      REISSUANCE  
 EXTRATERRITORIAL JURISDICTION

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.

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





# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Northwest corner of the Northeast quarter of Section 7; thence N89°06'59"E, 268.00 feet; thence S00°22'18"E, 240.00 feet to the POINT OF BEGINNING; thence S00°22'18"E, 323.00 feet; thence S89°06'59"W, 38.00 feet; thence N57°05'40"W, 275.10 feet; thence N00°22'18"W, 170.00 feet; thence N89°06'59"E, 268.00 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.

#### **EXTRATERRITORIAL JURISDICTION (This Additional Consideration applies to the preceding 1 Property.)**

The subject of the determination/comment is shown on the National Flood Insurance Program map as being located in an Extraterritorial Jurisdiction area for the community indicated on the Determination/Comment Document.

#### **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 3/1/1990, National Flood Insurance Program (NFIP) map has since been superseded by a new NFIP map dated 11/26/2010, for this community. Therefore, this document issues a new determination for the subject property based on the new 11/26/2010, 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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