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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Chris A. Peterson
1140 300th St
Ryan IA 52330

Prepared By: Randall L. Rattenborg, 105 West Main Street, Manchester, IA, 563-927-2434
Return To: Kevin & Heather Stansberry, 3105 140th Avenue, Ryan, IA 52330
Grantors: Kevin & Heather Stansberry
Grantees: Federal Emergency Management Agency (FEMA)
Grantees: 413 North Street, Ryan, IA 52330
Legal Description: See below

AFFIDAVIT

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) LETTER OF MAP AMENDMENT (LOMA) DETERMINATION

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

1) Kevin & Heather Stansberry are the owner of the following Legal Description as recorded in Book 2004, Page 4047:

   a. ***That part of Block Four (4), Ryan, Iowa, according to the plat recorded in Book 1 Plats, Page 42, described as commencing at a point on the North line of said Block Four (4) that is one hundred sixty five (165) feet West of the Northeast corner of said Block Four (4). Thence South parallel with the east line of said Block Four (4) six hundred twenty nine (629) feet, thence West parallel with the North line of said Block Four (4) two hundred eighty (280) feet and eight (8) inches to the West line of said Block Four (4), thence North on the west line of said Block Four (4) two hundred seventy five and one-third (275 1/3) feet, thence East one hundred thirty three (133) feet, thence North two hundred seven (207) feet, thence East fifteen and five-tenths (15.5 feet, thence North one hundred forty six and two-thirds (146 2/3) feet, more or less, to the North line of said Block Four (4), thence East of the North line of said Block Four (4) one hundred thirty two (132) feet and two (2) inches, more or less, to the point of beginning.***

2) A Federal Emergency Management Agency (FEMA) Letter Of Map Amendment (LOMA) Determination for the structure on the above Legal Description is being attached to this affidavit on pages 2-4;
3) Kevin & Heather Stansberry desires to make this Federal Emergency Management Agency (FEMA) Letter of Map Amendment (LOMA) Determination a document of record.

Kevin Stansberry, Owner

Heather M Stansberry
Heather Stansberry, Owner

State of Iowa)
Linn)
County of ~~Delaware~~) ss:

On this 23 day of June A.D. 2011, before me a Notary Public in and for said County, personally appeared Heather Stansberry, Owner, and Kevin Stansberry, Owner, to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Christina T Sundberg
Notary Public in and for said County

CHRISTINA T. SUNDBERG
Commission Number 719662
My Commission Expires
11/21/11

Q:\Civil3D_Survey\GPS Box 55\Stansberry_11-29\Affidavit LOMA.docx

Federal Emergency Management Agency

Washington, D.C. 20472

May 17, 2011

MR. RANDALL L. RATTENBORG
GIBBS ENGINEERING & SURVEYING, P.A.
105 WEST MAIN STREET
MANCHESTER, IA 52057

CASE NO.: 11-07-1652A
COMMUNITY: CITY OF RYAN, DELAWARE COUNTY, IOWA
COMMUNITY NO.: 190801

DEAR MR. RATTENBORG:

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 Amendment (LOMA) 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 LOMAs. 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:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

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 RYAN, DELAWARE COUNTY, IOWA	A parcel of land, as described in the Warranty Deed, recorded in Book 2004, Page 4047, in the Office of the Recorder, Delaware County, Iowa
	COMMUNITY NO.: 190801	
AFFECTED MAP PANEL	NUMBER: 19055C0350E	
	DATE: 8/3/2009	
FLOODING SOURCE: TRIBUTARY TO BUCK CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.353, -91.484 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)
--	--	--	413 North Street	Structure	X (unshaded)	994.1 feet	995.5 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.)

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 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.

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