Book 2015 Page 941
Document 2015 941 Type 06 010 Pages 7
Date 4/22/2015 Time 2:33:48PM
Rec Amt $37.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: Randall L. Rattenborg, 105 West Main Street, Manchester, IA, 563-927-2434
Return To: Bryan L. & Brenda Gray 908 E. Main Street, Manchester, IA 52057
Grantors: Bryan L. and Brenda Gray
Grantees: Federal Emergency Management Agency (FEMA)
Grantees: Lot Four (4) except the West one-hundred sixteen and one-half (116 ½) feet thereof, of the Subdivision of the Southwest Quarter (SW ¼) and the South one-half (S1/2) of the Northwest Quarter (NW ¼) of Section Twenty-eight (28), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth Principal Meridian.
Legal Description: See below

# AFFIDAVIT

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

STATE OF IOWA )
) ss:
COUNTY OF DELAWARE )

1) Bryan L. & Brenda Gray according to the Warranty Deed recorded 05/31/2013 is the owner of the following Legal Description as recorded in Book 2013, Page 1818:

   Lot Four (4) except the West one-hundred sixteen and one-half (116 ½) feet thereof, of the Subdivision of the Southwest Quarter (SW ¼) and the South one-half (S1/2) of the Northwest Quarter (NW ¼) of Section Twenty-eight (28), Township Eighty-Nine (89) North, Range Five (5), West of the Fifth Principal Meridian.

2) A Federal Emergency Management Agency (FEMA) Letter Of Map Amendment (LOMA) Determination for a portion of the property of the above Legal Description is being attached to this affidavit on pages 2-4;
3) The attached LOMA Determination is valid for FIRM Map Panel No. 19055C0227E, effective date August 3, 2009 and according to the attached Revalidation Letter dated December 11, 2014 and effective date December 17, 2014, FIRM Map Panel 19055C0227F pages 5-7 .
4) Bryan L. & Brenda Gray desires to make this Federal Emergency Management Agency (FEMA) Letter of Map Amendment (LOMA) Determination a document of record.

Bryan L. Gray

Brenda Gray

State of Iowa )
)
County of Delaware ) ss:

On this 22nd day of April A.D. 2015, before me a Notary Public in and for said County, personally appeared Bryan L. Gray and Brenda Gray, 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.

Notary Public in and for said County

DONNA M. KUNDE
Commission Number 176597
My Commission Expires
4-16-2015

# Federal Emergency Management Agency

Washington, D.C. 20472

**November 18, 2014**

MR. RANDALL RATTENBORG
BURRINGTON GROUP, INC.
105 W. MAIN STREET
MANCHESTER, IA 52057

**CASE NO.: 15-07-0181A**
COMMUNITY: CITY OF MANCHESTER, DELAWARE COUNTY, IOWA
COMMUNITY NO.: 190112

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

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

bcc: LOMC Subscription Service
PTS Case File
PTS Project File

# 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 MANCHESTER, DELAWARE COUNTY, IOWA | Lot 4, as described in the Warranty Deed, recorded in Book 2013, Page 1818, in the Office of the Recorder, Delaware County, Iowa |
| | COMMUNITY NO.: 190112 | |
| AFFECTED MAP PANEL | NUMBER: 19055C0227E | |
| | DATE: 8/3/2009 | |
| FLOODING SOURCE: TRIBUTARY 2 | | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.485, -91.445<br>SOURCE OF LAT & LONG: ARCGIS 10.2 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) |
|---|---|---|---|---|---|---|---|---|
| 4 | -- | -- | 908 E Main Street | Structure (Utility) | X (unshaded) | -- | 941.1 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.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
STUDY UNDERWAY

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

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)

**DETERMINATION TABLE (CONTINUED)**

| 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) |
|---|---|---|---|---|---|---|---|---|
| 4 | -- | -- | 908 E Main Street | Structure (Residence) | X (unshaded) | -- | 940.7 feet | -- |

**PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)**

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.

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

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised 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, 847 South Pickett Street, Alexandria, VA 22304-4605.

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

# Federal Emergency Management Agency

Washington, D.C. 20472

**December 11, 2014**

IN REPLY REFER TO:

The Honorable Milt Kramer
Mayor, City of Manchester
City Hall
208 East Main Street
Manchester, IA 52057

Case Number: 11-07-3610V
Community: City of Manchester, Delaware County, Iowa
Community No.: 190112
Effective Date: December 17, 2014
Revised FIRM Panel Numbers: 19055C0139F, 19055C0143F, 19055C0150F, 19055C0227F, 19055C0231F, and 19055C0250F

REVALIDATION 2

Dear Mayor Kramer:

When a new National Flood Insurance Program (NFIP) map panel becomes effective, it automatically supersedes previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision-based on Fill [LOMR-Fs] and Letters of Map Amendment [LOMAs]) that have been issued on that map panel, even if they are still valid and should apply to the new NFIP map as well. Because a revised NFIP map has been prepared for your community, it is necessary for the Federal Emergency Management Agency (FEMA) to take administrative action to prevent valid LOMR-Fs and LOMAs from being superseded. Accordingly, the purpose of this letter is to revalidate the determinations for properties and/or structures in your community as described in the LOMR-Fs and LOMAs previously issued by FEMA on the dates listed below. As of the above-referenced effective date, these LOMR-Fs and LOMAs will revise the effective NFIP map for the referenced community, dated December 16, 2014, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located.

Please be advised, the revalidation letter effective August 04, 2009, case number 06-07-B121V, for the City of Manchester, Delaware County, Iowa, has been superseded. All LOMR-Fs and LOMAs from that letter have been reviewed and have been incorporated into this updated revalidation letter if appropriate. Please note all LOMCs with effective dates after August 04, 2009, that are located on non-revised panels for your community, will remain valid until superseded by a revision to the NFIP map panel on which the property is located. The LOMCs on non-revised NFIP map panels are not included in the table below. The FEMA case numbers, when available, property identifiers, Flood Insurance Rate Map (FIRM) Panel numbers, and current flood insurance zones of the revalidated LOMR-Fs and LOMAs are listed below.

| Case No. | Date Issued | Identifier | Map Panel No. | Zone |
|---|---|---|---|---|
| 01-07-083A | 1/8/2001 | MANCHESTER IOWA, PORTION OF LOT 144; 107 WEST MAIN STREET | 19055C0227F | X |
| 06-07-B220A | 2/21/2006 | 605 EAST MAIN STREET (IA) | 19055C0227F | X |
| 06-07-B757A | 6/28/2006 | RIVERVIEW SUBDIV, LOT 7 -- 23195 186TH AVENUE (IA) | 19055C0250F | X |
| 08-07-1020A | 5/15/2008 | 604 E. Union St. | 19055C0227F | X |
| 09-07-2067A | 10/6/2009 | 512 E. Union St | 19055C0227F | X |

| Case No. | Date Issued | Identifier | Map Panel No. | Zone |
|---|---|---|---|---|
| 10-07-0218A | 11/16/2009 | Lot 6, Tegeler's First Subdivision Subdivision - 400 Seeley Street | 19055C0227F | X |
| 09-07-2082A | 12/3/2009 | 416 Prospect Street | 19055C0227F | X |
| 10-07-0474A | 12/8/2009 | 508 E. Union St. | 19055C0227F | X |
| 10-07-0477A | 12/9/2009 | Lot 2, Tegeler's Second Subdivision Subdivision - 913 North 5th Street | 19055C0227F | X |
| 10-07-0136A | 12/18/2009 | 24686 249th STREET, MANCHESTER, IA | 19055C0250F | X |
| 10-07-0837X | 3/9/2010 | 512 EAST MAIN STREET -- LOTS 122-123, PARCEL F | 19055C0227F | X |
| 10-07-0975A | 3/15/2010 | 513 E. Union Street | 19055C0227F | X |
| 10-07-1378A | 5/18/2010 | 571 S. Brewer Street | 19055C0227F | X |
| 10-07-1784A | 7/7/2010 | 601 E. Union St | 19055C0227F | X |
| 11-07-0435A | 11/15/2010 | 605 E. Butler St. | 19055C0227F | X |
| 11-07-1135A | 2/15/2011 | BALLARD SUBDIV, LOT 38 -- 416 WEST MAIN STREET | 19055C0227F | X |
| 11-07-0816A | 2/17/2011 | LOT 9 OF GRAYSON'S 1ST SUBDIVISION --- 132 GRAYSON COURT | 19055C0227F | X |
| 12-07-0941A | 12/29/2011 | LOT 3 -- 521 SOUTH BREWER STREET | 19055C0227F | X |
| 12-07-1541A | 2/28/2012 | LOT 5, MACINTOSH FIRST ADDITION -- 128 WOODLAND DRIVE | 19055C0227F | X |
| 12-07-2006A | 4/11/2012 | Lot 3, Tegeler's First Subdivision Subdivision - 300 Seeley Street | 19055C0227F | X |
| 12-07-2609A | 6/26/2012 | 905 North 5th Street | 19055C0227F | X |
| 12-07-3013A | 8/14/2012 | Lot 123 & 124 - 504 East Main Street | 19055C0227F | X |
| 12-07-3215A | 9/20/2012 | GRAYSON'S FIRST SUBDIVISION, LOT 8 -- 128 GRAYSON COURT | 19055C0227F | X |
| 14-07-0525A | 12/6/2013 | Lot 4, Tegeler's First Subdivision Subdivision - 304 Seeley Street | 19055C0227F | X |
| 13-07-2424A | 12/10/2013 | LOT 58 -- 701 EAST BUTLER STREET | 19055C0227F | X |
| 15-07-0175A | 11/6/2014 | SECTION 33, T89N, R5W -- 201 BAILEY DRIVE | 19055C0227F | X |
| 15-07-0181A | 11/18/2014 | Sub. SW 1/4 & S 1/2 NW 1/4 Sec. 28, T89N, R5W - 908 E. Main Street | 19055C0227F | X |
| 15-07-0189A | 11/20/2014 | Sub. SW 1/4 & S 1/2 NW 1/4 Sec. 28, T89N, R5W - 508 Prospect Street | 19055C0227F | X |
| 15-07-0200A | 11/20/2014 | Iowa Land Company's Addition - 829 E Howard Street | 19055C0227F | X |

Because these revalidated LOMR-Fs and LOMAs 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 these 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.

If you feel a LOMC has been omitted from the list that should have been included, we encourage you to submit the LOMC for re-determination. When requesting a re-determination, we ask that a cover letter be sent along with a copy of the original determination letter to: LOMC Clearinghouse, 847 South Pickett Street, Alexandria, Virginia 22304-4605.

If you have any questions regarding this matter, please contact the FEMA Regional Office at 9221 Ward Parkway, Suite 300, Kansas City, MO 64114-3372. Copies of previously issued LOMR-Fs and LOMAs, if needed, can be obtained by contacting the FEMA Map Information eXchange (FMIX), toll free at (877) 336-2627 (877-FEMA-MAP).

Sincerely,

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

cc: LOMC Subscription Service Subscribers
Community Map Repository
Taylor Matteson, City of Manchester Planning and Project Coordinator