



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	GALLATIN COUNTY, MONTANA (Unincorporated Areas)	A portion of Tract 2, Certificate of Survey Map No. 2901, as shown on the Plat recorded as Document No. 2540486, in the Office of the County Clerk, Gallatin County, Montana The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 300027	
AFFECTED MAP PANEL	NUMBER: 30031C0905D DATE: 9/2/2011	
FLOODING SOURCE: WEST GALLATIN RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 45.593086, -111.205631 SOURCE OF LAT & LONG: LOMA LOGIC 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)
Tract 2	--	CSM 2901	475 Gateway South Road	Portion of Property	X (shaded)	--	--	4905.3 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
INADVERTENT INCLUSION FLOODWAY 1
SUPERSEDES PREVIOUS DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision 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 NFIP regulatory floodway or 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 NFIP regulatory floodway and 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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the SW Corner of Tract 2, Certificate of Survey No. 2901; thence northerly 359°46'41" azimuth 630.00 feet to the NE Corner of Tract 1, Certificate of Survey No. 2901; thence northeasterly 052°05'05" azimuth 140.78 feet to the POINT OF BEGINNING of said Portion of Tract 2; thence northwesterly 304°25'50" azimuth 27.74 feet to a point on the West Boundary of said Portion; thence westerly 270°52'22" azimuth 41.07 feet along said W. Boundary; thence northerly 350°39'02" azimuth 46.43 feet along said W. Boundary; thence northeasterly 060°33'54" azimuth 23.95 feet along said W. Boundary; thence easterly 095°58'53" azimuth 70.69 feet along said W. Boundary; thence northeasterly 054°11'11" azimuth 79.00 feet along said W. Boundary; thence easterly 087°42'59" azimuth 58.67 feet along said W. Boundary; thence easterly 107°34'54" azimuth 71.46 feet along said W. Boundary; thence northerly 005°06'21" azimuth 84.90 feet along said W. Boundary; thence northerly 020°17'04" azimuth 73.22 feet along said W. Boundary; thence easterly 106°43'03" azimuth 30.36 feet along said W. Boundary; thence northeasterly 033°14'38" azimuth 36.08 feet along said W. Boundary; thence northerly 010°53'10" azimuth 46.30 feet along said W. Boundary; thence northerly 340°31'58" azimuth 177.11 feet to a point on the East Boundary of said Tract 2; thence southeasterly 151°02'59" azimuth 228.93 feet along said E. Boundary; thence southerly 169°55'16" azimuth 187.27 feet along said E. Boundary; thence southerly 180°16'30" azimuth 228.42 feet along said E. Boundary; thence southwesterly 204°14'35" azimuth 200.16 feet to a point on the West Boundary of said Portion; thence northwesterly 318°10'26" azimuth 59.62 feet along said W. Boundary; thence northerly 005°48'39" azimuth 19.30 feet along said W. Boundary; thence northwesterly 334°53'54" azimuth 111.00 feet along said W. Boundary; thence northerly 014°40'45" azimuth 24.50 feet along said W. Boundary; thence northwesterly 315°23'42" azimuth 182.06 feet along said W. Boundary; thence northwesterly 308°08'55" azimuth 65.18 feet along said W. Boundary; thence southerly 159°02'18" azimuth 23.57 feet along said W. Boundary; thence westerly 248°36'05" azimuth 56.85 feet to the POINT OF BEGINNING.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office 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/about/regoff.htm>.

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

This Determination Document supersedes our previous determination dated 12/19/2018, for the subject property.

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