



# 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 Tracts 1 and 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: 30031C0905E	
	DATE: 4/21/2021	
FLOODING SOURCE: WEST GALLATIN RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 45.592423, -111.206393 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 1	--	CSM No. 2901	475 Gateway South Road	Portion of Property (Area B)	X (shaded)	--	--	4909.5 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.)

LEGAL PROPERTY DESCRIPTION	SUPERSEDES PREVIOUS DETERMINATION
DETERMINATION TABLE (CONTINUED)	STATE LOCAL CONSIDERATIONS
INADVERTENT INCLUSION FLOODWAY 1	

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.

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 Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

  
 Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
 Engineering Services Branch  
 Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

#### AREA B:

BEGINNING at the SW corner of Tract 1, Certificate of Survey No. 2901; THENCE South 89°39'38" East, 150.00 feet to the SE corner of Tract 1, Certificate of Survey No. 2901; THENCE North 0°13'19" West, 152.77 feet to the POINT OF BEGINNING of said Portion of Tract 1; THENCE (1) South 85°38'24" West, 3.81 feet; THENCE (2) North 6°30'07" East, 24.35 feet; THENCE (3) North 51°58'13" West, 24.93 feet; THENCE (4) South 81°56'28" West, 25.23 feet; THENCE (5) North 78°52'44" West, 41.44 feet; THENCE (6) North 3°33'52" East, 45.10 feet; THENCE (7) North 21°59'17" West, 28.94 feet; THENCE (8) North 66°31'43" West, 36.32 feet; THENCE (9) North 7°14'40" West, 30.56 feet; THENCE (10) North 1°08'16" West, 172.46 feet; THENCE (11) North 89°23'05" East, 27.43 feet; THENCE (12) South 68°47'25" East, 37.02 feet; THENCE (13) South 44°22'24" East, 6.40 feet; THENCE (14) South 52°02'59" West, 51.14 feet; THENCE (15) South 42°08'07" East, 76.55 feet; THENCE (16) South 21°42'07" East, 33.90 feet; THENCE (17) South 40°51'24" East, 29.83 feet; THENCE (18) South 38°54'37" West, 38.96 feet; THENCE (19) South 29°46'05" West, 35.76 feet; THENCE (20) South 62°41'11" East, 33.27 feet; THENCE (21) North 84°13'38" East, 25.22 feet; THENCE (22) North 1°37'59" West, 21.12 feet; THENCE (23) North 87°04'55" East, 13.17 feet; THENCE (24) South 0°13'19" East, 120.52 feet to the POINT OF BEGINNING

#### AREA C:

BEGINNING at the SW corner of Tract 1, Certificate of Survey No. 2901; THENCE South 89°39'38" East, 150.00 feet to the SE corner of Tract 1, Certificate of Survey No. 2901; THENCE North 0°13'19" West, 456.52 feet; THENCE South 89°46'41" West, 44.37 feet to the POINT OF BEGINNING of said Portion of Tract 1; THENCE (1) South 26°54'04" West, 14.44 feet; THENCE (2) North 33°17'07" West, 21.17 feet; THENCE (3) North 76°52'53" East, 15.19 feet; THENCE (4) South 22°07'09" East, 8.92 feet to the POINT OF BEGINNING

#### AREA D:

BEGINNING at the SW corner of Tract 1, Certificate of Survey No. 2901; THENCE South 89°39'38" East, 150.00 feet to the SE corner of Tract 1, Certificate of Survey No. 2901; THENCE North 0°13'19" West, 383.70 feet; THENCE South 89°46'41" West, 7.16 feet to the POINT OF BEGINNING of said Portion of Tract 1; THENCE (1) South 28°45'37" West, 11.76 feet; THENCE (2) North 44°56'14" West, 16.63 feet; THENCE (3) North 68°59'42" East, 10.82 feet; THENCE (4) South 53°49'43" East, 9.05 feet to the POINT OF BEGINNING

#### AREA E:

BEGINNING at the SW corner of Tract 2, Certificate of Survey No. 2901; THENCE North 0°13'19" West, 630.00 feet to a corner Tract 2, Certificate of Survey No. 2901; THENCE North 89°39'38" West, 29.79 feet to the POINT OF BEGINNING of said Portion of Tract 2; THENCE (1) North 89°39'38" West, 45.48 feet; THENCE (2) North 8°18'20" West, 14.55 feet; THENCE (3) North 37°46'07" East, 25.06 feet; THENCE (4) North 55°40'20" East, 73.79 feet; THENCE (5) North 3°47'46" West, 51.21 feet; THENCE (6) North 56°57'43" East, 29.95 feet; THENCE (7) South 56°57'24" East, 9.71 feet; THENCE (8) South 84°36'29" East, 54.40 feet; THENCE (9) South 1°09'00" West, 19.13 feet; THENCE (10) South 17°46'50" East, 32.15 feet; THENCE (11) South 57°48'10" West, 19.67 feet; THENCE (12) South 12°55'18" West, 32.73 feet; THENCE (13) North 70°07'23" West, 55.71 feet; THENCE (14) North 56°23'07" West, 20.29 feet; THENCE (15) South 24°30'28" West, 65.77 feet; THENCE (16) South 8°11'18" West, 11.43 feet to the POINT OF BEGINNING

#### AREA F:

BEGINNING at the SW corner of Tract 2, Certificate of Survey No. 2901; THENCE North 0°13'19" West, 771.04 feet; THENCE North 89°46'41" East, 105.63 feet to the POINT OF BEGINNING of said Portion of Tract 2;

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

THENCE (1) North 52°56'48" East, 70.07 feet; THENCE (2) South 72°27'18" East, 141.16 feet; THENCE (3) North 5°51'48" East, 172.93 feet; THENCE (4) South 66°53'20" East, 25.69 feet; THENCE (5) North 35°19'41" East, 48.75 feet; THENCE (6) North 5°59'39" East, 43.10 feet; THENCE (7) North 44°04'51" West, 41.04 feet; THENCE (8) North 9°06'14" East, 19.61 feet; THENCE (9) North 22°16'39" West, 88.88 feet; THENCE (10) North 27°38'38" West, 34.84 feet; THENCE (11) North 47°58'30" East, 6.62 feet; THENCE (12) South 43°22'53" East, 15.49 feet; THENCE (13) South 28°57'01" East, 229.91 feet; THENCE (14) South 10°04'44" East, 183.42 feet; THENCE (15) South 0°16'30" West, 223.88 feet; THENCE (16) South 24°14'35" West, 310.66 feet; THENCE (17) North 44°28'27" West, 33.18 feet; THENCE (18) North 9°32'06" East, 61.41 feet; THENCE (19) North 17°26'26" West, 85.00 feet; THENCE (20) North 24°53'13" West, 116.63 feet; THENCE (21) North 26°06'04" East, 34.58 feet; THENCE (22) North 2°20'26" West, 76.85 feet; THENCE (23) North 52°28'25" West, 181.51 feet to the POINT OF BEGINNING

#### AREA G:

BEGINNING at the SW corner of Tract 2, Certificate of Survey No. 2901; THENCE North 0°13'19" West, 210.91 feet to the POINT OF BEGINNING of said Portion of Tract 2; THENCE (1) North 0°13'19" West, 120.52 feet; THENCE (2) North 87°04'55" East, 24.63 feet; THENCE (3) North 36°47'09" East, 17.58 feet; THENCE (4) South 89°08'20" East, 14.08 feet; THENCE (5) South 5°27'34" East, 11.78 feet; THENCE (6) North 87°55'37" East, 5.36 feet; THENCE (7) South 22°22'58" East, 17.25 feet; THENCE (8) South 7°53'15" West, 35.11 feet; THENCE (9) South 23°00'29" West, 73.38 feet; THENCE (10) South 78°19'39" West, 28.88 feet to the POINT OF BEGINNING


#### AREA H:

BEGINNING at the SW corner of Tract 2, Certificate of Survey No. 2901; THENCE North 0°13'19" West, 456.58 feet; THENCE North 89°46'41" East, 151.87 feet to the POINT OF BEGINNING of said Portion of Tract 2; THENCE (1) South 35°35'24" East, 17.32 feet; THENCE (2) North 44°27'18" East, 13.20 feet; THENCE (3) North 31°49'43" West, 6.07 feet; THENCE (4) North 49°24'35" West, 6.36 feet; THENCE (5) South 87°48'16" West, 11.10 feet; THENCE (6) South 2°46'28" West, 4.22 feet to the POINT OF BEGINNING

#### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANGE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
Tract 1	--	CSM No. 2901	475 Gateway South Road	Portion of Property (Area C)	X (shaded)	--	--	4909.7 feet
Tract 1	--	CSM No. 2901	475 Gateway South Road	Portion of Property (Area D)	X (shaded)	--	--	4910.3 feet
Tract 2	--	CSM No. 2901	475 Gateway South Road	Portion of Property (Area E)	X (shaded)	--	--	4907.7 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

  
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Tract 2	--	CSM No. 2901	475 Gateway South Road	Portion of Property (Area F)	X (shaded)	--	--	4905.0 feet
Tract 2	--	CSM No. 2901	475 Gateway South Road	Portion of Property (Area G)	X (shaded)	--	--	4910.9 feet
Tract 2	--	CSM No. 2901	475 Gateway South Road	Portion of Property (Area H)	X (shaded)	--	--	4909.8 feet

#### **INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY) (This Additional Consideration applies to the preceding 7 Properties.)**

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 Mapping and Insurance eXchange 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 5/27/2022, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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### STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-FW DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration