



Federal Emergency Management Agency

Washington, D.C. 20472

July 17, 2023

MR. HOWARD LYNDAKER, III
KOVACH LAND SURVEYING, P.C.
7557 SOUTH STATE STREET
LOWVILLE, NY 13367

CASE NO.: 23-02-0591A
COMMUNITY: TOWN OF DIANA, LEWIS COUNTY,
NEW YORK
COMMUNITY NO.: 360364

DEAR MR. LYNDAKER, III:

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 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.

Sincerely,

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

LIST OF ENCLOSURES:

LOMA-OAS DETERMINATION DOCUMENT (OUT AS SHOWN)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (OUT AS SHOWN)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF DIANA, LEWIS COUNTY, NEW YORK	A portion of Lots 986 and 987, Macomb's Purchase No. 4, as described in the Warranty Deed recorded as Instrument No. 2022-005817, in the Office of the County Clerk, Lewis County, New York The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 360364	
AFFECTED MAP PANEL	NUMBER: 3603640005B	
	DATE: 9/24/1984	
FLOODING SOURCE: MIDDLE BRANCH OSWEGATCHIE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.110811, -75.310009 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS OUTSIDE OF THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	French Settlement Road	Portion of Property	C	--	--	--

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
PORTIONS REMAIN IN THE SFHA

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). The subject property is correctly shown outside 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, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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



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**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (OUT AS SHOWN)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

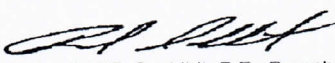
LEGAL PROPERTY DESCRIPTION (CONTINUED)

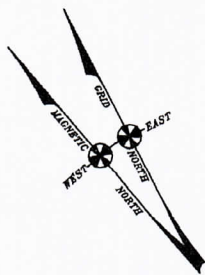
Beginning at a point in the centerline of the present surface of French Settlement Road, said point being situate a direct tie of S. 61 deg. 40 min. 41 sec. E., a distance of 83.77' from the southwest corner of "Lot 1" as shown on a map filed in the Lewis County Clerk's Office as Instrument Number 2023-000688, also having coordinates of North: 1500457.2, East; 1154582.1, based on the North American Datum of 1983, New York State Plane Coordinate System, Central Zone; Thence passing through the aforementioned 50 acre parcel the following three (3) courses and distances: 1) N. 23 deg. 50 min. 56 sec. E., a distance of 150.00' to a point; 2) S. 66 deg. 09 min. 04 sec. E., a distance of 150.00' to a point; 3) S. 23 deg. 50 min. 56 sec. W., a distance of 150.00' to a point in the aforementioned centerline of the present surface of French Settlement Road; Thence in a northwesterly direction along said centerline a distance 150'± to the to the point of beginning, said point being situate a direct tie of N. 66 deg. 09 min. 04 sec. W., a distance of 150.00' from the previously mentioned point

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.

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



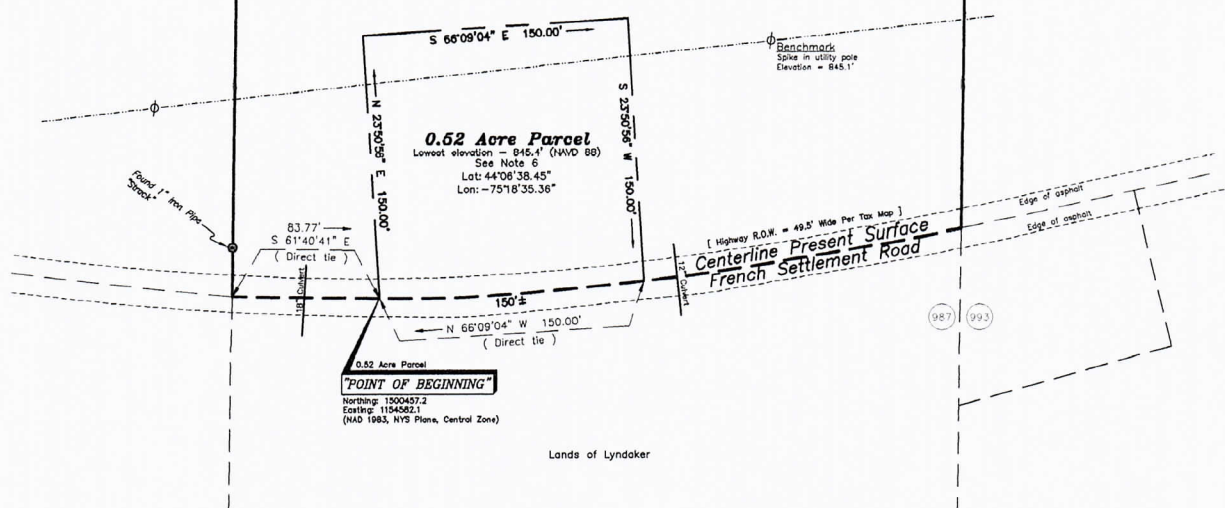
Oswegatchie River

Edge of ordinary channel

Michael P. Murphy
Instrument Number 2021-007813
Recorded 12/30/2021
(119 Acre Parcel)

15± Acre Parcel
Shown as "Lot 1" on a map filed in
the Lewis County Clerk's Office as
Instrument Number 2023-000888

Thomas G. and Vickie M. Bennett
Instrument Number 2003-00457
Recorded 02/13/2003
(61.40 Acre Parcel)



DEED REFERENCE

Brent Valentine Brodbeck and Deborah Ann Manning
To - MICHAEL J. LYNDAKER, Jr.
Dated - 07/07/2022
Recorded - 08/16/2022
Instrument Number 2022-005817
(50 Acre Parcel)

NOTES

- 1) Field work for this survey was completed on December 12, 2022.
- 2) All adjoiners shown hereon are per the Lewis County Real Property Assessment Office.
- 3) This map was prepared without the benefit of an updated Abstract of Title and is subject to the findings of a more complete title search.
- 4) The lands shown hereon are subject to any rights, restrictions or covenants of record expressed or implied by usage or custom.
- 5) Unauthorized alteration or addition to a survey map bearing a Land Surveyor's seal is a violation of Section 7209, sub-division 2 of the New York State Education Law.
- 6) There is no established Base Flood Elevation for the subject property as depicted on Town of Diana, Community Number 360364B, Panel 05 with an effective date of September 24, 1984.

LEGEND

- ⊕ - Denotes Utility Pole
- - Denotes Overhead Utility Lines

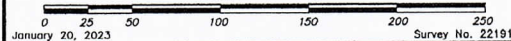
Revisions

5/8/2023 - Added direct tie to POB of 0.52 Acre Parcel

6/7/2023 - Amended direct tie to POB of 0.52 Acre Parcel

A Portion of Tax Parcel 028.00-01-07.000

- MAP SHOWING A PORTION OF LANDS OF -
MICHAEL J. LYNDAKER, Jr.
PROPOSED TO BE REMOVED FROM FLOOD ZONE A
PART OF LOT NUMBER 987 OF
GREAT LOT NUMBER 4 OF MACOMB'S PURCHASE
FRENCH SETTLEMENT ROAD
Town of Diana - Lewis County - New York
Scale - 1" = 50'



KOVACH LAND SURVEYING, P.C.
7667 South State Street Lowville, New York 13367 (315) 874-4318
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