

Federal Emergency Management Agency

Washington, D.C. 20472

January 02, 2009

MR. EKOW MENSAH 3559 KROGER AVENUE CINCINNATI, OH 45226

CASE NO.: 09-05-0963A

COMMUNITY: AUGLAIZE COUNTY, OHIO

(UNINCORPORATED AREAS)

COMMUNITY NO.: 390

390761

DEAR MR. MENSAH:

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Sincerely,

William R. Blanton Jr., CFM, Chief Engineering Management Branch

William R Blanton J

Mitigation Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator Community Map Repository Region Date: January 02, 2009

Case No.: 09-05-0963A

(NGVD 29)

873.0 feet

X (unshaded) (NGVD 29)

873.3 feet

LOMA



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION				INFORMATION	LEGAL PROPERTY DESCRIPTION					
AUGLAIZE COUNTY, OHIO (Unincorporated Areas)					Lot 14, Southmoor Shores, as shown on the Plat recorded as Document No. 123072, in Book C, Pages 20 and 21, in the Office of the Recorder, Auglaize County, Ohio					
COMMUNITY NO.: 390761										
AFFECTED MAP PANEL		NUMBER: 39011C0090C								
WAF	ANLL	DATE	E: 9/6/1989							
FLOODING SOURCE: GRAND LAKE ST. MARYS				ST. MARYS	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.511, -84.432 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD 83					
DETERMINATION										
LOT	BLOC SECTI		SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION	LOWEST ADJACENT GRADE ELEVATION	LOWEST LOT ELEVATION (NGVD 29)	

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).

Structure

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

14 Notheana Drive

PORTIONS REMAIN IN THE SFHA

Southmoor

Shores

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R Blanton A

William R. Blanton Jr., CFM, Chief Engineering Management Branch Mitigation Directorate Date: January 02, 2009

Case No.: 09-05-0963A

LOMA



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.

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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr., CFM, Chief Engineering Management Branch

William R Blanton of

Mitigation Directorate

U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

ELEVATION CERTIFICATE

OMB No. 1660-0008 Expires February 28, 2009

Important: Read the instructions on pages 1-8.

		SECTI	ION A - PRO	PERTY INFOR	MATION		For Insurance Company Use:	
						Policy Number		
A2. Building Street Addres 14 Notheana Dr.	Unit, Suite, and/or B	O. Route and Bo	. Route and Box No. Company NAIC Number					
City State ZI St. Marys OH						ZIP C	ode 5885	
A3. Property Description (Lot and Block Nur		6-p	0000				
Lot #14, Southmoor Shore	s, Tax Parcel Nun	nber K31-172-014-00						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) A5. Latitude/Longitude: Lat. 40.5114° Long. —84.4319° Horizontal Datum: NAD 1927 X NAD 1983 A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. A7. Building Diagram Number 8 A8. For a building with a crawl space or enclosure(s), provide a) Square footage of crawl space or enclosure(s) b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade c) Total net area of flood openings in A8.b A8. For a building with an attached garage, provide: a) Square footage of attached garage ywalls within 1.0 foot above adjacent grade 0 C) Total net area of flood openings in A9.b A9. For a building with an attached garage of attached garage walls within 1.0 foot above adjacent grade 0 Walls within 1.0 foot above adjacent grade 0 C) Total net area of flood openings in A9.b NA sq in								
	SECT	ION B - FLOOD IN	SURANCE	RATE MAP (FI	RM) INFO	RMATION		
B1. NFIP Community Name Auglaize County -	e & Community N		32. County Na Auglaize	me			3. State Phio	
B4. Map/Panel Number 39011C0090	B5. Suffix	B6. FIRM Index Date 9\6\1989		FIRM Panel e/Revised Date	1	Flood ne(s) E	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 873.00	
☐ FIS Profile X FIRM ☐ Community Determined ☐ Other (Describe) B11. Indicate elevation datum used for BFE in Item B9: X NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes X_No Designation Date								
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)								
	SECTION	C - BUILDING E	LEVATION I	NFORMATION	(SURVEY	REQUIRE	D)	
A new Elevation Certific	based on: [cate will be require A30, AE, AH, A (w building diagram s	Construction Drawed when construction with BFE), VE, V1-V3 pecified in Item A7.	vings of the buildin 0, V (with BFE	☐ Building Und g is complete. E), AR, AR/A, AR/	er Construct	tion*	X Finished ConstructionAR/AO. Complete Items C2.a-g	
C2. Elevations – Zones A1-, below according to the b	based on: cate will be require A30, AE, AH, A (woulding diagram suglaize County En	Construction Drawed when construction with BFE), VE, V1-V3 pecified in Item A7.	vings* of the buildin 0, V (with BFE	☐ Building Und g is complete. E), AR, AR/A, AR/	er Construct AE, AR/A1-/	tion* A30, AR/AH	X Finished Construction , AR/AO. Complete Items C2.a-g	
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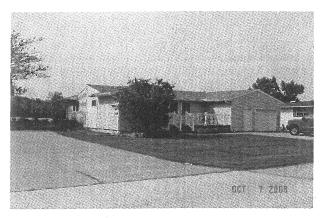
IMPORTANT: In these spaces, o	For Insurance Company Use:						
Building Street Address (including Apt.	Policy Number						
14 Notheana Dr.							
City St. Marys	State OH		Zip Code 45885	Company NAIC Number			
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)							
Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.							
Comments			The state of the s	THE STATE OF THE S			
Chistopha & Nas Signature	<i>8</i> 7	16/8/08	CONTRACTOR OF THE PROPERTY OF				
		Date					
SECTION E - BUILDING ELEV	ATION INFORMATION (SUR	VEY NOT REQUIRED)	FOR ZONE AO A	ND ZONE A (WITHOUT BFE)			
 b) Top of bottom floor (including E2. For Building Diagrams 6-8 with p (elevation C2.b in the diagrams) E3. Attached garage (top of slab) is E4. Top of platform of machinery and E5. Zone AO only: If no flood depth 	grade, if available. Check the meast the following and check the appropriate the grade (LAG). The basement, crawl space, or enclosure basement, crawl space, or enclosure the building is feet metalor equipment servicing the building the building the grade of the building the servicing the building the servicing the building the grade of the servicing the building the servicing the building the servicing the	surement used. In Puerto priate boxes to show whether is are) is breep in Section A Items 8 and place meters above or belong is feether bottom floor elevated in the principal section from the principal sectin from the principal section from the principal section from the	control Ricco only, enter metal ther the elevation is a lifeet meters lifeet meters lifeet meters lifeet meters lifeet l	ters. bove or below the highest adjacent above or ☐ below the HAG. above or ☐ below the LAG. astructions), the next higher floor HAG. bve or ☐ below the HAG.			
SECTION	F - PROPERTY OWNER (OR	OWNER'S REPRESE	NTATIVE) CERTIF	ICATION			
The property owner or owner's authoriz							
or Zone AO must sign here. The state							
Property Owner's or Owner's Authorize Ekow Mensah	d Representative's Name						
Address		City	State	ZIP Code			
3559 Kroger Ave.	B	Cincinnati	OH	45226			
Signature Comments	lench	Date 11 10 8	relephor	ne 513-252-8591 			
				Check here if attachments			
	SECTION G - COMMUN	ITY INFORMATION (OPTIONAL)				
The local official who is authorized by law and G of this Elevation Certificate. Com	w or ordinance to administer the coplete the applicable item(s) and sign	mmunity's floodplain mar on below. Check the mea	nagement ordinance o surement used in Iter	can complete Sections A, B, C (or E), ms G8. and G9.			
G1. The information in Section C visa authorized by law to certify	vas taken from other documentational elevation information. (Indicate the	n that has been signed ar source and date of the e	nd sealed by a license levation data in the C	ed surveyor, engineer, or architect who omments area below.)			
2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.							
The following information (Items G4G9.) is provided for community floodplain management purposes.							
G4. Permit Number	G5. Date Permit Issued	G6. Date	e Certificate Of Comp	liance/Occupancy Issued			
G7. This permit has been issued for: G8. Elevation of as-built lowest floor (inc	Constant Con	Substantial Improvement	meters (PR) Datum				
69. BFE or (in Zone AO) depth of flooding at the building site:							
DOUG US REINHART, P.E. P.S. AUSCAIZE BLANTY Flored PLDIN COLLER. Local Official's Name Title							
AUGUNEE CU. 419-739-6320							
Community Name		Telephone	118/08				
Signature	,	Date	,				
Comments							
Existing home out	of Fleet Plain						
8				☐ Check here if attachments			

Lock Two Surveying, LLP. 5166 Lock Two Rd. New Bremen, Oh 45869 419-753-3332



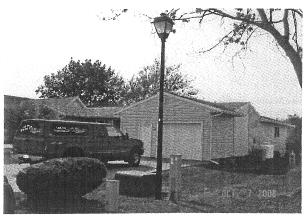
Cell: Jenny Saintignon 419-733-9606 Chris Harmon P.S. 419-733-9607

Ekow Mensah 14 Notheana Dr. St. Marys, Oh 45885



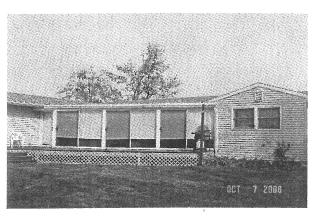
Front\Left

Side View



Front\Right

Side View



Rear

Side View

U.S. DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY APPLICATION FORM FOR SINGLE RESIDENTIAL LOT OR STRUCTURE AMENDMENTS TO NATIONAL FLOOD INSURANCE PROGRAM MAPS

O.M.B. NO. 1660-0037 Expires September 30, 2010

PAPERWORK REDUCTION ACT

Public reporting burden for this form is estimated to average 2.4 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing, reviewing, and submitting the form. You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, U.S. Department of Homeland Security, Federal Emergency Management Agency, 500 C Street, S.W., Washington DC 20472, Paperwork Reduction Project (1660-0037). Submission of this form is required to obtain or retain benefits under the National Flood Insurance Program.

This form should be used to request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) remove a single structure or legally recorded parcel of land or portions thereof, described by metes and bounds, certified by a registered professional engineer or licensed land surveyor, from a designated Special Flood Hazard Area (SFHA), an area that would be inundated by the flood having a 1%-chance of being equaled or exceeded in any given year (base flood), via Letter of Map Amendment (LOMA). It shall not be used

hazard areas (V zones), or requests involving infinitiple structures or lots, for property in antivial fan areas or coastal right hazard areas (V zones), or requests involving the placement of fill. (NOTE: Use MT-1 forms for such requests). Fill is defined as material from any source (including the subject property) placed that raises the grade to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. Also, fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in an SFHA is considered natural grade.							
LOMA: A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill would not be inundated by the base flood.							
A – This section may be completed by the property owner or by the property owner's agent. In order to process your request, all information on this form must be completed in its entirety. Incomplete submissions may result in processing delays.							
1. Has fill been placed on your property to raise ground that was previously below the BFE?							
No Yes – If Yes, STOP!! – You must complete the MT-1 application forms; visit http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm or call the FEMA Map Assistance Center toll free: (877-FEMA MAP) (877-336-2627)							
 Legal description of Property (Lot, Block, Subdivision; complete description as it appears in the Deed is not necessary) and street address of the Property: Lot # 14, Southmoor Shores Subdivision 							
3. Are you requesting that the flood zone designation be removed from (check one):							
Your entire legally recorded property? A portion of your legally recorded property? (A certified metes and bounds description and map of the area to be removed, certified by a registered professional engineer or licensed land surveyor are required. For the preferred format of metes and bounds descriptions, please refer to the MT-EZ Instructions.) A structure on your property? What is the date of construction? 1971							
All documents submitted in support of this request are correct to the punishable by fine or imprisonment under Title 18 of the United State	e best of my knowledge. I understand that any false statement may be es Code, Section 1001.						
Applicant's Name: Ekow Mensah	E-mail address:						
Mailing Address (include Company name if applicable): 3559 Kroger Ave., Cincinnati, Oh 45226	Daytime Telephone No.: 513-252-8591						
Fax No.:							
Signature of Applicant required Date							
Endo	f Section A						

B - This section must be completed by a registered professional engineer or licensed land surveyor.

NOTE: If the request is to remove the structure, and an Elevation Certificate has been completed for this property, it may be submitted in lieu of Section B. If the request is to remove the entire legally recorded property, or a portion thereof, the lowest elevation on the lot or described portion must be provided in Section B.

Applicable Regulations

The regulations pertaining to LOMAs are presented in the National Flood Insurance Program (NFIP) regulations under Title 44, Chapter I, Parts 70 and 72, Code of Federal Regulations. The purpose of Part 70 is to provide an administrative procedure whereby DHS-FEMA will review information submitted by an owner or lessee of property who believes that his or her property has been inadvertently included in a designated SFHA. The necessity of Part 70 is due in part to the technical difficulty of accurately delineating the SFHA boundary on an NFIP map. Part 70 procedures shall not apply if the topography has been altered to raise the original ground to or above the BFE since the effective date of the first NFIP map [e.g., a Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM)] showing the property to be within the SFHA.

Basis of Determination

DHS-FEMA's determination as to whether a structure or legally recorded parcel of land, or portions thereof, described by metes and bounds, may be removed from the SFHA will be based upon a comparison of the Base (1%-annual-chance) Flood Elevation (BFE) with certain elevation information. For Zone A, with no BFE determined, refer to Managing Floodplain Development in Approximate Zone A Areas, A Guide for Obtaining and Developing Base (100-Year) Flood Elevations. The elevation information required is dependent on whether a structure, or a legally recorded parcel of land, is to be removed from the SFHA.

Tomorou nom allo or rive.	•						
Item to be Removed from the S	SFHA: (check or	1e)	levation Information Required: (complete Item 5)				
⊠ Structure located on natural g	jrade (LOMA)			Lowest Adjacent Grade to the structure (the elevation of the lowest ground touching the structure including attached decks or garage)			
Legally recorded parcel of lan	d, or portion ther	eof (LOMA)		Elevation of the lowest ground on the parcel or within the portion of land to be removed from the SFHA			
1. PROPERTY DESCRIPTION	(Lot and Block N	lumber, Tax Parce	el Number, Le	gal Description, etc.)			
Lot # 14, Southmoor Shores S	ubdivision, Parc	cel Number K31-1	172-014-00				
2. BUILDING INFORMATION							
Building Street Address (includin	g Apt. Unit, Suite	e, and/or Bldg. No.	.):				
14 Notheana Dr., St Marys Oh 4588	\$5						
What is the type of construction? (check one) ⊠ crawl space ☐ slab on grade ☐ basement/enclosure							
other (explain)							
3. GEOGRAPHIC COORDINAT	ΓΕ DATA						
Please provide the Latitude and l	Longitude of the I	most upstream ed	lge of the strue Indicate Datum:	cture (in decimal deg ☐ NAD83 ☐ NAD:	rees) 27 40.5114	1 Lat84.4319 Long.	
Please provide the Latitude and Longitude of the most upstream edge of the property (in decimal degrees) Indicate Datum: NAD83 NAD27 40.5114 Lat84.4319 Long.							
4. FLOOD INSURANCE RATE	MAP (FIRM) INF	ORMATION					
NFIP Community Number:	Map & Panel N	lumber:	Base Flood	ood Elevation (BFE): Source of B		E:	
39011C0090C		873.00 FIRM Map					
5. ELEVATION INFORMATION (SURVEY REQUIRED)							
 Lowest Adjacent Grade (LAG) to the structure (to the nearest 0.1 foot or meter) 873.25 ft. (m) Elevation of the lowest grade on the property; or metes and bounds area (to the nearest 0.1 foot or meter) 872.63 ft. (m) Indicate the datum (and datum conversion if different from NGVD 29 or NAVD 88) ⋈ NGVD 29 ⋈ NAVD 88 Other (Describe): Has FEMA identified this area as subject to land subsidence or uplift? ⋈ No ⋈ Yes (provide date of current releveling) This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001. 							
Certifier's Name:		License No.:		Expiration Date:		NA YOU	
Christopher S. Harmon		P.S. #7988		12\31\08		CUDIOTODUSE O	
Company Name:	Telephone No.:		Fax No.:		CHRISTOPHER S. SeaHARRIGONAI)		
Lock Two Surveying, LLP		419-753-3332		419-753-3332		\$-7988 /s	
Signature:			Date:		TO STERED IN		
(See attached address listing for	Ber S		10/8/08				
(See allacing address isling for	LOIVIAS)					WONAL STV	

In addition to this form (MT-EZ), ALL requests must include the following:

- Copy of the effective FIRM panel and/or Flood Boundary and Floodway Map (FBFM) (if applicable) on which the property location has been accurately plotted
- Copy of the Subdivision Plat Map (with recordation data and stamp of the Recorder's Office)
 OR
 - Copy of the Property Deed (with recordation data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses
- Please include a map scale on all maps submitted

Mail your request to...

FEMA NATIONAL SERVICE PROVIDER 3601 Eisenhower Avenue Alexandria, VA 22304-6425 Attn.: LOMA Manager

FEMA REGIONS

