Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	COLLIER COUNTY, FLORIDA (Unincorporated Areas)	A portion of Tract C, Tiburon Boulevard East Extension, recorded in Plat Book 36, Pages 23 and 24, in the Office of the Clerk of Circuit Court, Collier County, Florida The portion of the property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 120067	
AFFECTED MAP PANEL	NUMBER: 12021C0194H	
	DATE: 5/16/2012	
FLOODING SOURCE: PONDING/OVERLAND FLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.254, -81.761 SOURCE OF LAT & LONG: GOOGLE EARTH PRO 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 C	--	Tiburon Boulevard East Extension	2801 Tiburon Boulevard East	Portion of Property	X (shaded)	--	--	11.0 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
FILL RECOMMENDATION
PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill 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). This document revises 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

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING At The Southwest Corner Of Tract C Thence N 00° 16' 30" E, A Distance Of 276.61 Feet To The Northwest Corner Of Said Tract C; Thence S 89° 25' 55" E, A Distance Of 1143.41 Feet; Thence S 48° 31' 14" E, A Distance Of 53.55 Feet To A Point On The North Right-Of-Way Of Tiburon Boulevard East, Tract A Of Said Plat, The Same Being The Beginning Of A Non-Tangent Curve To The Left Having A Central Angle Of 16° 18' 53", A Radius Of 225.00 Feet, A Chord Bearing And Distance Of S 33° 19' 20" W, 63.85 Feet; Thence Run Along Said Right-Of-Way For The Following Eleven (11) Course And Distances: In A Westerly Direction, With Said Curve To The Left, An Arc Distance Of 64.07 Feet To The Beginning Of A Non-Tangent Curve To The Right Having A Central Angle Of 68° 07' 16", A Radius Of 157.00 Feet, A Chord Bearing And Distance Of S 59° 13' 33" W, 175.86 Feet; Thence In A Southerly Direction, With Said Curve To The Right, An Arc Distance Of 186.66 Feet To The Beginning Of A Non-Tangent Curve To The Left Having A Central Angle Of 21° 36' 06", A Radius Of 625.00 Feet, A Chord Bearing And Distance Of S 82° 29' 08" W, 234.24 Feet; Thence In A Northerly Direction, With Said Curve To The Left, An Arc Distance Of 235.64 Feet To The Beginning Of A Non-Tangent Curve To The Right Having A Central Angle Of 15° 34' 18", A Radius Of 487.00 Feet, A Chord Bearing And Distance Of S 79° 28' 14" W, 131.95 Feet; Thence In A Southerly Direction, With Said Curve To The Right, An Arc Distance Of 132.36 Feet To The Beginning Of A Non-Tangent Curve To The Left Having A Central Angle Of 12° 22' 32", A Radius Of 613.00 Feet, A Chord Bearing And Distance Of S 81° 04' 07" W, 132.15 Feet; Thence In A Southerly Direction, With Said Curve To The Left, An Arc Distance Of 132.40 Feet To The Beginning Of A Non-Tangent Curve To The Right Having A Central Angle Of 13° 06' 56", A Radius Of 587.00 Feet, A Chord Bearing And Distance Of S 81° 26' 19" W, 134.08 Feet; Thence In A Southerly Direction, With Said Curve To The Right, An Arc Distance Of 134.37 Feet To The End Of Said Curve; Thence S 87° 59' 47" W, A Distance Of 192.03 Feet To The Beginning Of A Tangent Curve To The Right Having A Central Angle Of 23° 03' 43", A Radius Of 87.00 Feet, A Chord Bearing And Distance Of N 80° 28' 21" W, 34.78 Feet; Thence In A Southerly Direction, With Said Curve To The Right, An Arc Distance Of 35.02 Feet To The End Of Said Curve; Thence N 68° 56' 30" W, A Distance Of 64.06 Feet To The Beginning Of A Tangent Curve To The Left Having A Central Angle Of 38° 24' 26", A Radius Of 62.00 Feet, A Chord Bearing And Distance Of N 88° 08' 43" W, 40.79 Feet; Thence In A Northerly Direction, With Said Curve To The Left, An Arc Distance Of 41.56 Feet To The End Of Said Curve; Thence S 72° 39' 04" W, A Distance Of 49.00 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 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.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 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/mit/tb1001.pdf. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

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

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