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	MANATEE COUNTY, FLORIDA (Unincorporated Areas)	A portion of Lots 20 through 26, Woods of Moccasin Wallow, Phase I, as shown on the Plat recorded in Plat Book 52, Pages 109 through 116, in the Office of the Clerk of Circuit Court, Manatee County, Florida
	COMMUNITY NO.: 120153	The portion of property is more particularly described by the following metes and bounds:
AFFECTED MAP PANEL	NUMBER: 1201530184C	
	DATE: 7/15/1992	
FLOODING SOURCE: CABBAGE SLOUGH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 27.592, -82.514 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 (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
20-26	--	Woods of Moccasin Wallow, Ph. I	52nd Avenue East	Portion of Property	X (shaded)	--	--	22.4 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

STUDY UNDERWAY

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)

BEGIN at the Northwest Corner of said Lot 26; thence N.43°55'54"E., 70.00 feet along the Northerly boundary line of Lot 26, said line also being the Southerly right-of-way line of 52nd Avenue East; thence S.46°04'06"E., 115.00 feet; thence S.43°55'54"W., 130.03 feet to the beginning of a curve concave to the Northwest having a radius of 365.00 feet; thence SOUTHWESTERLY, 294.30 feet along said curve through a central angle of 46°11'49" (chord bears S.67°01'50"W., 286.39 feet); thence N.89°52'13"W., 121.46 feet to the beginning of a curve concave to the Northeast having a radius of 202.00 feet; thence NORTHWESTERLY, 50.93 feet along said curve through a central angle of 14°26'40" (chord bears N.82°38'51"W., 50.79 feet); thence N.15°23'08"E., 115.03 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 87.00 feet; thence SOUTHEASTERLY, 20.30 feet along said curve through a central angle of 13°22'19" (chord bears S.83°11'01"E., 20.26 feet); thence N.89°52'13"W., 121.46 feet to the beginning of a curve concave to the Northwest having a radius of 250.00 feet; thence NORTHEASTERLY, 201.57 feet along said curve through a central angle of 46°11'48" (chord bears N.67°01'50"E., 196.16 feet); thence N.43°55'54"E., 60.03 feet to the POINT OF BEGINNING.

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

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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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