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	CITY OF FORT MYERS, LEE COUNTY, FLORIDA	A portion of Lots 1 through 22 and 32 through 49, Colonial Country Club, Parcel 114, as shown on the Plat recorded as Instrument No. 5858913, in Plat Book 74, Pages 69 through 72, in the Office of the Clerk of Circuit Court, Lee County, Florida. The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 125106	
AFFECTED MAP PANEL	NUMBER: 12071C0431F	
	DATE: 8/28/2008	
FLOODING SOURCE: SIX MILE CYPRESS SLOUGH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.604, -81.794 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 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)
--	--	Colonial Country Club, Parcel 114	Independence Way	Portion of Property	X (shaded)	21.4 feet	--	21.4 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

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

William R Blanton Jr

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

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the northeast corner of Lot 49, Colonial Country Club, Parcel 114; thence S14º31'54"W, 86.59 feet; thence 91.74 feet along a curve to the right having a radius of 352.50 feet, with a chord bearing of S21º59'15"W, 91.48 feet; thence S29º26'36"W, 680.69 feet; thence 74.25 feet along a curve to the left having a radius of 147.50 feet, with a chord bearing of S15º01'21"W, 73.47 feet; thence N89º23'53"W, 152.50 feet; thence 124.15 feet along a curve to the right having a radius of 300.00 feet, with a chord bearing of N12º27'24"E, 123.26 feet; thence N65º41'18"W, 22.50 feet; thence N60º33'24"W, 120.35 feet; thence 28.87 feet along a curve to the right having a radius of 442.50 feet, with a chord bearing of N27º34'28"E, 28.86 feet; thence N29º26'36"E, 280.15 feet; thence N60º33'24"W, 10.00 feet; thence N29º26'36"E, 406.76 feet; thence N14º31'54"E, 427.68 feet; thence S75º28'06"E, 143.30 feet; thence S61º03'18"E, 45.00 feet; thence 94.96 feet along a curve to the left having a radius of 377.50 feet, with a chord bearing of S21º44'18"W, 94.71 feet; thence S14º31'54"W, 229.71 feet; thence S75º28'06"E, 130.00 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, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

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