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	LEE COUNTY, FLORIDA (Unincorporated Areas)	A portion of Lots 1 through 28, Villas at Lucaya, as shown on the Plat recorded as Instrument No. 2012000052073, 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.: 125124	
AFFECTED MAP PANEL	NUMBER: 12071C0418F	
	DATE: 8/28/2008	
FLOODING SOURCE: CALOOSAHATCHEE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.525, -81.927 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)
1-28	--	Villas at Lucaya	Peso Del Rio Drive	Portion of Property	X (shaded)	7.0 feet	--	7.1 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, 7390 Coca Cola Drive, Ste 204, Hanover, MD 21076.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Lots 1-6:
COMMENCING at the northeast corner of Lot 1, Villas at Lucaya, according to the plat thereof as recorded in Instrument Number 2012000052073 of the public records of Lee County, Florida; thence South 07°27'21" East, along the boundary of Lot 1, a distance of 69.61 feet to the POINT OF BEGINNING of the parcel of land herein described; thence continue South 07°27'21" East, a distance of 102.79 feet to a point on a non-tangential curve; thence departing from the boundary of said Lot 1, westerly, 52.98 feet along the arc of a circular curve, concave northerly, having a radius of 115.00 feet, through a central angle of 26°23'42" and being subtended by a chord which bears South 86°57'17" West, 52.51 feet; thence North 79°50'53" West, a distance of 225.00 feet to a point on the boundary of Lot 6, said plat of Villas at Lucaya; thence North 10°09'07" East, along the boundary of said Lot 6, a distance of 94.00 feet; thence departing from the boundary of said Lot 6, South 79°50'53" East, a distance of 168.16 feet; thence North 88°25'25" East, a distance of 78.51 feet to the POINT OF BEGINNING

Lots 7-14:
COMMENCING at the northeast corner of Lot 7, Villas at Lucaya, according to the plat thereof as recorded in Instrument Number 2012000052073 of the public records of Lee County, Florida; thence run the following Three (3) courses along the boundary of said Lot 7; Course No. 1: South 31°07'57" West, 24.12 feet to the POINT OF BEGINNING of the parcel of land herein described; Course No. 2: South 31°07'57" West, 116.00 feet; Course No. 3: South 74°05'45" West, a distance of 4.57 feet to a point on a non-tangential curve; thence departing from the boundary of said Lot 7, northwesterly, 105.83 feet along the arc of a circular curve, concave southwesterly, having a radius of 110.00 feet, through a central angle of 55°07'31" and being subtended by a chord which bears North 43°28'01" West, 101.80 feet to a point of reverse curvature; thence northwesterly, 31.35 feet along the arc of a circular curve, concave northeasterly, having a radius of 35.00 feet, through a central angle of 51°18'47" and being subtended by a chord which bears North 45°22'23" West, 30.31 feet to a point of reverse curvature; thence westerly, 151.30 feet along the arc of a circular curve, concave southerly, having a radius of 70.00 feet, through a central angle of 123°50'29" and being subtended by a chord which bears North 81°38'14" West, 123.52 feet; thence North 01°03'24" West, a distance of 20.74 feet; thence North 46°03'24" West, a distance of 11.31 feet; thence North 01°03'24" West, a distance of 98.45 feet; thence North 88°56'13" East, a distance of 141.71 feet; thence South 53°25'52" East, a distance of 24.79 feet; thence South 16°23'29" East, a distance of 47.37 feet; thence South 53°07'48" East, a distance of 26.46 feet; thence South 59°01'38" East, a distance of 29.23 feet; thence South 48°15'16" East, a distance of 7.87 feet; thence South 53°15'55" East, a distance of 36.22 feet; thence continue South 53°15'55" East, a distance of 40.45 feet to the POINT OF BEGINNING

Lots 15-18:
COMMENCING at the northeast corner of Lot 18, Villas at Lucaya, according to the plat thereof as recorded in Instrument Number 2012000052073 of the public records of Lee County, Florida; thence South 01°12'48" East,

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along the boundary of said Lot 18, a distance of 25.90 feet to the POINT OF BEGINNING of the parcel of land herein described; thence continue South 01°12'48" East, along the boundary of said Lot 18, a distance of 71.37 feet; thence departing from the boundary of said Lot 18, South 88°47'12" West, a distance of 74.53 feet; thence South 01°12'48" East, a distance of 2.08 feet; thence South 88°47'12" West, a distance of 73.24 feet; thence North 01°03'24" West, a distance of 81.36 feet; thence North 43°47'12" East, a distance of 7.09 feet; thence North 01°03'24" West, a distance of 32.84 feet to a point on a non-tangential curve; thence easterly, 94.91 feet along the arc of a circular curve, concave northerly, having a radius of 70.00 feet, through a central angle of 77°40'54" and being subtended by a chord which bears South 77°23'46" East, 87.80 feet to a point of reverse curvature; thence easterly, 29.44 feet along the arc of a circular curve, concave southerly, having a radius of 35.00 feet, through a central angle of 48°11'23" and being subtended by a chord which bears North 87°51'28" East, 28.58 feet; thence South 68°02'50" East, a distance of 7.72 feet to a point of curvature; thence southeasterly, 31.75 feet along the arc of a circular curve, concave southwesterly, having a radius of 40.00 feet, through a central angle of 45°28'51" and being subtended by a chord which bears South 45°18'25" East, 30.92 feet to the POINT OF BEGINNING

Lots 19-28:
COMMENCING at the northwest corner of Lot 19, Villas at Lucaya, according to the plat thereof as recorded in Instrument Number 2012000052073 of the public records of Lee County, Florida; thence South 25°07'18" West, along the boundary of said Lot 19, a distance of 16.30 feet to the POINT OF BEGINNING of the parcel of land herein described, the same being a point on a non-tangential curve; thence departing from the boundary of said Lot 19, southeasterly, 69.68 feet along the arc of a curve, concave northeasterly, having a radius of 110.00 feet, through a central angle of 36°17'36" and being subtended by a chord which bears South 61°42'05" East, 68.52 feet; thence South 79°50'53" East, a distance of 224.00 feet to a point of curvature; thence easterly, 81.10 feet along the arc of a circular curve, concave northerly, having a radius of 185.00 feet, through a central angle of 25°06'58" and being subtended by a chord which bears North 87°35'38" East, 80.45 feet to a point on a non-tangential curve; thence easterly, 21.92 feet along the arc of a circular curve, concave southerly, having a radius of 21.00 feet, through a central angle of 59°47'47" and being subtended by a chord which bears South 74°27'11" East, 20.94 feet to a point on the boundary of Lot 28; thence South 10°09'07" West, along the boundary of said Lot 28, a distance of 109.52 feet; thence departing from the boundary of said Lot 28, North 79°50'53" West, a distance of 348.25 feet; thence North 64°52'42" West, a distance of 68.66 feet to point on the boundary of aforesaid Lot 19; thence North 25°07'18" East, along the boundary of said Lot 19, a distance of 101.03 feet to the POINT OF BEGINNING

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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, 7390 Coca Cola Drive, Ste 204, Hanover, MD 21076.

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