



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 Section 26, Township 48 South, Range 26 East, as described in the Special Warranty Deed recorded as Instrument No. 5304949, in Book 5307, Pages 692 and 693, in the Office of the Clerk of Circuit Court, Collier County, Florida The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 120067	
AFFECTED MAP PANEL	NUMBER: 12021C0218H	
	DATE: 5/16/2012	
FLOODING SOURCE: PONDING/OVERLAND FLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.271965, -81.673954 SOURCE OF LAT & LONG: LOMA LOGIC 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)
--	--	Richmond Park Condominium 1, Phase 1	Sheen Lane	Portion of Property (Building 4)	X (shaded)	--	--	16.3 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 PORTIONS REMAIN IN THE SFHA
DETERMINATION TABLE (CONTINUED)
FILL RECOMMENDATION

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 Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BUILDING 1:

BEGINNING AT REFERENCE POINT "B", BUILDING 1, 2, 3 SITE, THE SAME BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE WESTERLY, 9.04 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 22°31'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 76°24'43" WEST, 8.98 FEET ; THENCE SOUTH 87°40'20" WEST, A DISTANCE OF 24.61 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 25.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 30°43'22" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 76°57'59" WEST, 25.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, 22.93 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 47.00 FEET, THROUGH A CENTRAL ANGLE OF 27°57'05" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 75°34'50" WEST, 22.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 42.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 87°14'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 45°56'20" WEST, 38.63 FEET ; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 155.12 FEET ; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 106.33 FEET ; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 194.60 FEET TO THE POINT OF BEGINNING.

BUILDING 2:

BEGINNING AT REFERENCE POINT "C", BUILDING 1, 2, 3 SITE; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 23.67 FEET; THENCE NORTH 89°26'19" EAST, A DISTANCE OF 21.64 FEET; THENCE NORTH 87°40'20" EAST, A DISTANCE OF 101.03 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 62.83 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'38" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 42°40'31" WEST, 56.57 FEET; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 147.69 FEET; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 188.34 FEET TO THE POINT OF BEGINNING.

BUILDING 3:

BEGINNING AT REFERENCE POINT "A", BUILDING 1, 2, 3 SITE; THENCE SOUTH 87°40'20" WEST, A DISTANCE OF 174.08 FEET; THENCE SOUTH 89°26'19" WEST, A DISTANCE OF 21.64 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 65.33 FEET; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 23.67 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 12.33 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 43.98 FEET ALONG THE ARC OF A CIRCULAR CURVE,

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CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'38" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 42°40'31" EAST, 39.60 FEET; THENCE NORTH 87°40'20" EAST, A DISTANCE OF 163.37 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 43.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 47°19'40" EAST, 39.60 FEET; THENCE SOUTH 02°19'40" EAST, A DISTANCE OF 78.33 FEET TO THE POINT OF BEGINNING.

BUILDING 4:

BEGINNING AT THE NORTHEAST CORNER OF BUILDING 4 SITE; THENCE SOUTH 02°19'40" EAST, A DISTANCE OF 84.37 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 43.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 42°40'20" WEST, 39.60 FEET; THENCE SOUTH 87°40'20" WEST, A DISTANCE OF 163.37 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 43.99 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'22" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 47°19'29" WEST, 39.60 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 3.33 FEET; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 23.67 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 89.11 FEET; THENCE SOUTH 89°57'53" EAST, A DISTANCE OF 195.86 FEET TO THE POINT OF BEGINNING.

BUILDING 5:

BEGINNING AT THE NORTHEAST CORNER OF BUILDING 5, 6 SITE; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 201.55 FEET; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 205.93 FEET; THENCE SOUTH 89°57'53" EAST, A DISTANCE OF 106.42 FEET TO THE POINT OF BEGINNING.


BUILDING 6:

BEGINNING AT SOUTHEAST CORNER OF BUILDING 5, 6 SITE; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 106.33 FEET; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

BUILDING 7:

BEGINNING AT THE SOUTHEAST CORNER OF BUILDING 7 SITE; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 106.33 FEET; THENCE SOUTH 02°19'18" EAST, A DISTANCE

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OF 181.00 FEET TO THE POINT OF BEGINNING.

BUILDING 8:

BEGINNING AT THE SOUTHEAST CONER OF BUILDING 8 SITE; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 106.33 FEET; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

BUILDING 9:

BEGINNING AT THE NORTHEAST CORNER OF BUILDING 9, 10 SITE; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 181.00 FEET; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 106.33 FEET TO THE POINT OF BEGINNING.

BUILDING 10:

BEGINNING AT THE SOUTHEAST CORNER OF BUILDING 9, 10 SITE; THENCE NORTH 89°59'05" WEST, A DISTANCE OF 106.42 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 183.51 FEET; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 106.33 FEET; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 187.85 FEET TO THE POINT OF BEGINNING.

BUILDING 11:

BEGINNING AT THE SOUTHEAST CORNER OF BUILDING 11 SITE; THENCE NORTH 89°59'05" WEST, A DISTANCE OF 185.96 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 83.04 FEET; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 23.67 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 3.33 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 45.12 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 92°20'13" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 43°50'48" EAST, 40.40 FEET; THENCE SOUTH 89°59'05" EAST, A DISTANCE OF 153.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 42.84 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 87°39'25" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 46°09'22" EAST, 38.78 FEET; THENCE SOUTH 02°19'40" EAST, A DISTANCE OF 87.70 FEET TO THE POINT OF BEGINNING.

BUILDING 12:

BEGINNING AT REFERENCE POINT "A", BUILDING 12, 13 SITE; THENCE SOUTH 02°19'40" EAST, A DISTANCE OF 89.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 45.13 FEET

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ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 92°20'35" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 43°50'38" WEST, 40.40 FEET; THENCE NORTH 89°59'05" WEST, A DISTANCE OF 153.58 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 42.84 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 87°39'47" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 46°09'12" WEST, 38.78 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 12.33 FEET; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 23.67 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 65.33 FEET; THENCE NORTH 81°05'31" EAST, A DISTANCE OF 83.22 FEET; THENCE SOUTH 89°59'05" EAST, A DISTANCE OF 103.20 FEET TO THE POINT OF BEGINNING.


BUILDING 13:

BEGINNING AT THE NORTHEAST CORNER OF BUILDING 12, 13 SITE; THENCE SOUTH 02°38'23" EAST, A DISTANCE OF 28.02 FEET; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 166.90 FEET; THENCE SOUTH 81°05'31" WEST, A DISTANCE OF 83.22 FEET; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 23.67 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 163.22 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 42.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 87°13'54" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 41°17'39" EAST, 38.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 22.94 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 47.00 FEET, THROUGH A CENTRAL ANGLE OF 27°57'37" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 70°55'47" EAST, 22.71 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 25.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 48.00 FEET, THROUGH A CENTRAL ANGLE OF 30°43'22" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 72°18'39" EAST, 25.43 FEET; THENCE NORTH 87°40'20" EAST, A DISTANCE OF 33.26 FEET TO THE POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

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)
--	--	Richmond Park Condominium 1, Phase 1	Sawyers Hill Road	Portion of Property (Building 8)	X (shaded)	--	--	17.4 feet

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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)
--	--	Richmond Park Condominium 1, Phase 2	Sheen Lane	Portion of Property (Building 3)	X (shaded)	--	--	16.9 feet
--	--	Richmond Park Condominium 1, Phase 3	Sawyers Hill Road	Portion of Property (Building 2)	X (shaded)	--	--	16.9 feet
--	--	Richmond Park Condominium 1, Phase 4	Sawyers Hill Road	Portion of Property (Building 5)	X (shaded)	--	--	17.5 feet
--	--	Richmond Park Condominium 1, Phase 5	Sawyers Hill Road	Portion of Property (Building 1)	X (shaded)	--	--	16.9 feet
--	--	Richmond Park Condominium 1, Phase 6	Sawyers Hill Road	Portion of Property (Building 6)	X (shaded)	--	--	17.5 feet
--	--	Richmond Park Condominium 2, Phase 1	Sawyers Hill Road	Portion of Property (Building 12)	X (shaded)	--	--	17.0 feet
--	--	Richmond Park Condominium 2, Phase 2	Sawyers Hill Road	Portion of Property (Building 7)	X (shaded)	--	--	17.4 feet
--	--	Richmond Park Condominium 2, Phase 3	Sawyers Hill Road	Portion of Property (Building 13)	X (shaded)	--	--	17.0 feet
--	--	Richmond Park Condominium 2, Phase 4	Sawyers Hill Road	Portion of Property (Building 9)	X (shaded)	--	--	16.9 feet
--	--	Richmond Park Condominium 2, Phase 5	Sawyers Hill Road	Portion of Property (Building 10)	X (shaded)	--	--	16.9 feet
--	--	Richmond Park Condominium 2, Phase 6	Sawyers Hill Road	Portion of Property (Building 11)	X (shaded)	--	--	16.2 feet

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FILL RECOMMENDATION (This Additional Consideration applies to the preceding 13 Properties.)

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 13 Properties.)

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.

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