



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	ST. JOHNS COUNTY, FLORIDA (Unincorporated Areas)	Stonehurst Plantation Units One-A, One-B, One-C, One-D, One-E, One-F, and Two-A, being a portion of Section 19, Township 5 South, Range 28 East, as described in the General Warranty Deed recorded as Clerk File No. 01-024451, in Official Record Book 1603, Pages 1252 through 1257, in the Office of the Clerk of Circuit Court, St. Johns County, Florida
	COMMUNITY NO.: 125147	
AFFECTED MAP PANEL	NUMBER: 12109C0170J	The portion of property is more particularly described by the following metes and bounds:
	DATE: 12/7/2018	
FLOODING SOURCE: LOCAL FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 30.051584, -81.522626 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)
--	--	Stonehurst Plantation	--	Portion of Property	X (unshaded)	--	--	26.3 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 ZONE A
FILL RECOMMENDATION SUPERSEDES PREVIOUS DETERMINATION
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 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
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Northeast corner of Stonehurst Plantation Unit One-A, as shown on the Plat thereof, recorded in Map Book 44, Pages 66 through 71, filed in the Public Records of St. Johns County, Florida; thence South 89°35'27" West, along the Southerly right of way line of County Road 210 West (formerly State Road No. S-210), as established as a 100-foot right of way as per the State of Florida Department of Transportation Right of Way Map Section 7851-250, dated February 14, 1951, a distance of 679.17 feet; thence South 00°24'33" East, 92.00 feet for a POINT OF BEGINNING; thence South 34°50'08" East, 710.28 feet; thence South 89°35'27" West, along the Northerly line of that certain 125-Foot Powerline Easement to the City of Jacksonville Beach, as recorded in Official Records Volume 557, Page 494, filed in the Public Records of St. Johns County, Florida, 536.46 feet; thence South 00°24'11" East, 125.00 feet to a point situate in the South line of said 125-Foot Powerline Easement; thence North 89°37'27" East, along said last mentioned line, a distance of 783.08 feet; thence South 01°05'22" West, 236.98 feet; thence South 66°32'09" West, 73.39 feet; thence North 77°36'35" West, 106.59 feet; thence South 59°38'02" West, 187.47 feet; thence South 57°33'21" West, 97.80 feet; thence South 05°58'51" West, 22.21 feet; thence South 18°47'07" West, 134.71 feet; thence South 14°39'00" West, 288.51 feet; thence South 55°21'55" West, 56.86 feet; thence North 45°01'25" West, 67.66 feet; thence North 82°54'30" West, 51.74 feet; thence North 71°19'11" West, 119.14 feet; thence South 55°41'35" West, 57.84 feet; thence Southerly around and along the arc of a curve concave Easterly and having a radius of 460.00 feet, a distance of 102.63 feet, said arc being subtended by a chord bearing and distance of South 15°23'49" East, 102.42 feet to the point of tangency of said curve; thence South 21°47'19" East, 63.22 feet; thence South 16°41'18" East, 112.49 feet; thence South 21°47'19" East, 23.00 feet; thence North 68°12'41" East, 213.31 feet; thence North 74°25'26" East, 93.65 feet; thence North 61°14'49" East, 381.06 feet; thence North 59°15'32" East, 193.51 feet; thence North 00°26'51" East, 21.15 feet; thence North 54°23'58" East, 65.42 feet; thence South 88°31'46" East, 307.66 feet to a point hereinafter referred to as Reference Point "A"; thence South 27°59'44" East, 448.59 feet; thence South 20°42'42" West, 2,462.17 feet; thence South 89°58'46" West, 834.28 feet; thence South 80°31'04" West, 60.83 feet; thence South 89°58'46" West, 140.00 feet; thence North 00°00'27" East, 59.70 feet; thence North 13°31'43" East, 78.86 feet; thence North 46°25'37" East, 219.47 feet; thence North 10°13'18" East, 200.21 feet; thence North 04°49'16" West, 112.53 feet; thence North 69°53'54" East, 109.76 feet; thence Northerly around and along the arc of a curve concave Westerly and having a radius of 325.00 feet, a distance of 66.92 feet, said arc being subtended by a chord bearing and distance of North 26°00'02" West, 66.80 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 375.00 feet; thence Northerly around and along the arc of said curve, a distance of 134.67 feet, said arc being subtended by a chord bearing and distance of North 21°36'42" West, 133.95 feet; thence South 78°40'35" West, 112.12 feet; thence North 23°23'05" West, 89.04 feet; thence North 07°08'49" West, 59.34 feet; thence North 23°37'37" East, 119.50 feet; thence North 05°27'11" East, 121.82 feet; thence North 85°16'01" East, 145.58 feet; thence North 33°17'41" East, 484.04 feet; thence North 15°11'06" East, 94.75 feet; thence North 16°08'50" West, 269.45 feet; thence North 26°44'11" West, 219.82 feet; thence South 68°12'41" West, 316.95 feet; thence South 84°24'32" West, 50.90 feet; thence South 79°49'16" West, 171.85

This attachment provides additional information regarding this request. If you have any questions about this attachment, 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
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

feet; thence North 00°30'07" West, 120.87 feet; thence North 59°07'12" East, 159.61 feet; thence North 21°47'19" West, 81.38 feet; thence North 06°51'51" West, 453.91 feet; thence North 23°06'14" East, 119.88 feet; thence North 30°16'59" East, 52.84 feet; thence North 20°30'57" East, 37.80 feet; thence North 02°21'28" East, 32.91 feet; thence North 24°09'31" West, 170.39 feet; thence North 05°24'30" East, 119.83 feet; thence North 29°58'24" East, 155.19 feet to a point situate in said South line of said 125-Foot Powerline Easement; thence North 89°35'27" East, along said last mentioned line, 147.14 feet; thence South 39°07'09" East, 94.61 feet to the point of curvature of a curve concave Westerly and having a radius of 155.00 feet; thence Southerly around and along the arc of said curve, a distance of 153.65 feet, said arc being subtended by a chord bearing and distance of South 10°43'16" East, 147.43 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 205.00 feet; thence Southerly around and along the arc of said curve, a distance of 110.32 feet, said arc being subtended by a chord bearing and distance of South 02°15'35" West, 109.00 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 430.00 feet; thence Southerly around and along the arc of said curve, a distance of 274.57 feet, said arc being subtended by a chord bearing and distance of South 05°08'08" West, 269.93 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 370.00 feet; thence Southerly around and along the arc of said curve, a distance of 195.62 feet, said arc being subtended by a chord bearing and distance of South 08°16'56" West, 193.35 feet to the point of tangency of said curve; thence South 06°51'51" East, 223.06 feet; thence South 38°05'25" East, 60.21 feet; thence North 68°12'41" East, 167.85 feet; thence North 21°47'19" West, 87.86 feet to the point of curvature of a curve concave Easterly and having a radius of 540.00 feet; thence Northerly around and along the arc of said curve, a distance of 409.41 feet, said arc being subtended by a chord bearing and distance of North 00°04'08" West, 399.67 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 460.00 feet; thence Northerly around and along the arc of said curve, a distance of 177.06 feet, said arc being subtended by a chord bearing and distance of North 10°37'26" East, 175.97 feet to the point of tangency of said curve; thence North 00°24'11" West, 466.48 feet to a point situate in the North line of said 125-Foot Powerline Easement; thence South 89°35'27" West, along said last mentioned line, 303.69 feet; thence North 00°19'07" West, 76.92 feet; thence North 03°57'49" West, 80.49 feet; thence North 04°59'52" East, 124.12 feet; thence North 35°54'22" East, 145.79 feet; thence North 21°12'50" East, 203.93 feet; thence North 89°55'03" East, 350.29 feet to the POINT OF BEGINNING

EXCEPTING therefrom that portion thereof being more particularly described as follows: COMMENCING at the aforementioned Reference Point "A"; thence South 34°24'54" West, 301.41 feet to the POINT OF BEGINNING of said Exception; thence South 27°51'59" East, 189.09 feet; thence South 20°44'23" West, 1,068.55 feet to the point of curvature of a curve concave Northerly and having a radius of 83.00 feet; thence Westerly around and along the arc of said curve, a distance of 185.45 feet, said arc being subtended by a chord bearing and distance of South 84°44'56" West, 149.21 feet to the point of reverse curvature of a curve concave Southeasterly and having a radius of 157.00 feet; thence Westerly, Southwesterly, and Southerly around and along the arc of said curve, a distance of 531.42 feet, said arc being subtended by a chord bearing and

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distance of South 51°47'23" West, 311.68 feet to the point of reverse curvature of a curve concave Southwesterly and having a radius of 303.00 feet; thence Southeasterly around and along the arc of said curve, a distance of 110.03 feet, said arc being subtended by a chord bearing and distance of South 34°46'29" East, 109.43 feet to the point of tangency of said curve; thence South 24°22'17" East, 154.74 feet to the point of curvature of a curve concave Westerly and having a radius of 323.00 feet; thence Southerly around and along the arc of said curve, a distance of 254.31 feet, said arc being subtended by a chord bearing and distance of South 01°48'57" East, 247.79 feet to the point of tangency of said curve; thence South 20°44'23" West, 236.73 feet to the point of curvature of a curve concave Northwesterly and having a radius of 173.00 feet; thence Southwesterly around and along the arc of said curve, a distance of 120.63 feet, said arc being subtended by a chord bearing and distance of South 40°42'57" West, 118.20 feet to the point of compound curvature of a curve concave Northeasterly and having a radius of 53.00 feet; thence Northwesterly around and along the arc of said curve, a distance of 119.82 feet, said arc being subtended by a chord bearing and distance of North 54°32'35" West, 95.88 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 752.00 feet; thence Northerly around and along the arc of said curve, a distance of 225.44 feet, said arc being subtended by a chord bearing and distance of North 01°38'00" East, 224.60 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 203.00 feet; thence Northerly around and along the arc of said curve, a distance of 154.79 feet, said arc being subtended by a chord bearing and distance of North 14°53'23" East, 151.07 feet to the point of reverse curvature of a curve concave Southwesterly and having a radius of 157.00 feet; thence Northerly, Northwesterly, and Westerly around and along the arc of said curve, a distance of 495.01 feet, said arc being subtended by a chord bearing and distance of North 53°35'27" West, 313.99 feet to the point of reverse curvature of a curve concave Northwesterly and having a radius of 48.00 feet; thence Southwesterly around and along the arc of said curve, a distance of 48.70 feet, said arc being subtended by a chord bearing and distance of South 65°08'58" West, 46.64 feet; thence South 09°27'39" West, 137.59 feet; thence South 59°37'42" West, 85.78 feet; thence North 79°20'19" West, 100.43 feet; thence Northerly around and along the arc of a curve concave Easterly and having a radius of 325.00 feet, a distance of 160.96 feet, said arc being subtended by a chord bearing and distance of North 08°44'05" West, 159.32 feet to the point of tangency of said curve; thence North 05°27'11" East, 55.38 feet; thence North 74°59'30" East, 151.97 feet; thence North 19°01'10" West, 17.05 feet; thence Northeasterly around and along the arc of a curve concave Northwesterly and having a radius of 387.00 feet, a distance of 254.55 feet, said arc being subtended by a chord bearing and distance of North 52°08'16" East, 249.98 feet to the point of tangency of said curve; thence North 33°17'41" East, 260.63 feet to the point of curvature of a curve concave Westerly and having a radius of 537.00 feet; thence Northerly around and along the arc of said curve, a distance of 516.26 feet, said arc being subtended by a chord bearing and distance of North 05°45'11" East, 496.61 feet to the point of tangency of said curve; thence North 21°47'19" West, 86.42 feet to the point of curvature of a curve concave Southerly and having a radius of 50.00 feet; thence Westerly around and along the arc of said curve, a distance of 78.54 feet, said arc being subtended by a chord bearing and distance of North 66°47'19" West, 70.71 feet to the point of tangency of said curve; thence South 68°12'41" West, 57.00 feet; thence North 21°47'19" West,

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150.00 feet; thence North 68°12'41" East, 156.58 feet; thence South 24°18'46" East, 68.12 feet to the point of curvature of a curve concave Northerly and having a radius of 42.00 feet; thence Easterly around and along the arc of said curve, a distance of 61.42 feet, said arc being subtended by a chord bearing and distance of South 63°40'57" East, 56.09 feet to the point of tangency of said curve; thence North 74°25'26" East, 96.21 feet to the point of curvature of a curve concave Northerly and having a radius of 532.00 feet; thence Easterly around and along the arc of said curve, a distance of 162.88 feet, said arc being subtended by a chord bearing and distance of North 65°39'10" East, 162.25 feet; thence South 32°49'22" East, 53.39 feet; thence Southerly around and along the arc of a curve concave Westerly and having a radius of 168.00 feet, a distance of 132.06 feet, said arc being subtended by a chord bearing and distance of South 01°46'49" East, 128.69 feet to the point of tangency of said curve; thence South 20°44'23" West, 114.81 feet to the point of curvature of a curve concave Northwesterly and having a radius of 203.00 feet; thence Southwesterly around along the arc of said curve, a distance of 108.27 feet, said arc being subtended by a chord bearing and distance of South 36°01'08" West, 106.99 feet to the point of reverse curvature of a curve concave Northeasterly and having a radius of 157.00 feet; thence Southerly, Southeasterly, and Easterly around and along the arc of said curve, a distance of 576.97 feet, said arc being subtended by a chord bearing and distance of South 53°58'52" East, 302.90 feet to the point of tangency of said curve; thence North 20°44'23" East, 297.84 feet to the point of curvature of a curve concave Westerly and having a radius of 432.00 feet; thence Northerly around and along the arc of said curve, a distance of 375.60 feet, said arc being subtended by a chord bearing and distance of North 04°10'06" West, 363.88 feet to the point of tangency of said curve; thence North 29°04'34" West, 46.63 feet; thence North 59°15'32" East, 262.97 feet to the POINT OF BEGINNING of said exception

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.

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A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

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

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.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 4/3/2003, for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, 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.

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February 27, 2019

THE HONORABLE HENRY DEAN
CHAIR, BOARD OF COMMISSIONERS,
ST. JOHNS COUNTY
500 SAN SEBASTIAN VIEW
ST. AUGUSTINE, FL 32084

CASE NO.: 19-04-2103A
COMMUNITY: ST. JOHNS COUNTY, FLORIDA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 125147

DEAR MR. DEAN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, 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.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Ki Pak