

Jan 10 1967

10-25-2023

QUITCLAIM DEED

This QUITCLAIM DEED, made this 9th day of February, 1967, by and between the United States of America, acting by and through the Secretary of the Interior, and the Government of the Virgin Islands,

WITNESSETH:

WHEREAS, the Government of the Virgin Islands has requested the Secretary of the Interior to convey the lands hereinafter described to the Government of the Virgin Islands, pursuant to the Territorial Submerged Lands Act, 77 Stat. 338, 48 U.S.C. 1701 (1963), for specific economic development purposes; and

WHEREAS, pursuant to Section 1(c) of the said Act, on December 13, 1966, an explanatory statement was submitted to the Committees on Interior and Insular Affairs of the Senate and House of Representatives of the United States Congress; and

WHEREAS, by letter dated January 5, 1967, the Chairman of the House Committee on Interior and Insular Affairs and by letter dated December 16, 1966, the Chairman of the Senate Committee on Interior and Insular Affairs have informed the Secretary of the Interior that they wish to take no action with respect to the proposed conveyance; and

WHEREAS, notice of this conveyance of the lands hereinafter described has been published in the Virgin Islands in the manner and form required by Section 1(e) of the said Act;

NOW, THEREFORE, the United States does hereby transfer and convey unto the Government of the Virgin Islands, in accordance with and subject to the said Act, and the terms and conditions hereof, all its right, title and interest in the following described lands:

5099
7967

TRACT (4) SECTION (1) FORMER NAVAL
SUBMARINE BASE, ST. THOMAS, V.I.

Reference P.W. Drawing No. A3-97-T66.

Beginning at point "A" located North 7 degrees 00 minutes West,
a distance of 255.0 feet, from the northwest corner of the tender
pier, the line runs:

North 24 degrees 30 minutes East, a distance of 600.0 feet, to a point; thence
North 1 degree 45 minutes West, a distance of 100.0 feet, to a point; thence
South 58 degrees 30 minutes East, a distance of 190.0 feet, to a point; thence
North 34 degrees 00 minutes East, a distance of 200.0 feet, to a point; thence
North 56 degrees 00 minutes East, a distance of 175.0 feet, to a point; thence
South 33 degrees 30 minutes West, a distance of 640.0 feet, to a point; thence
South 49 degrees 25 minutes East, a distance of 175.0 feet, to a point; thence
South 26 degrees 37 minutes West, a distance of 77.8 feet, to a point; thence
North 58 degrees 50 minutes West, a distance of 170.0 feet, to a point; thence
South 34 degrees 15 minutes West, a distance of 400.0 feet, to a point; thence
South 56 degrees 30 minutes East, a distance of 100.0 feet, to a point; thence
South 41 degrees 30 minutes West, a distance of 55.0 feet, to a point; thence
North 59 degrees 10 minutes West, a distance of 100.0 feet, to the point
of beginning.

The area is 2.80 acres
All distances are in U.S. Feet.

TRACT (4) SECTION (2) FORMER NAVAL
SUBMARINE BASE, ST. THOMAS, V.I.

Beginning at Point "X" located on the shoreline and being the southeast
corner of tract 3 (U.D.T. training facilities) the line runs:

South 37 degrees 18 minutes West, a distance of 55.0 feet to a point; thence
North 52 degrees 40 minutes West, a distance of 282.5 feet, to a point; thence
South 37 degrees 18 minutes West, a distance of 110.0 feet, to a point; thence
North 30 degrees 00 minutes West, a distance of 30.0 feet, to a point; thence

North 37 degrees 18 minutes East, a distance of 370.0 feet, to a point; thence
North 52 degrees 42 minutes West, a distance of 115.0 feet, to a point; thence
South 68 degrees 18 minutes West, a distance of 156.0 feet, to a point; thence
South 60 degrees 38 minutes West, a distance of 30.0 feet, to a point; thence
North 43 degrees 20 minutes East, a distance of 60.0 feet, to a point; thence
North 63 degrees 30 minutes East, a distance of 190.0 feet, to a point; thence
North 69 degrees 40 minutes East, a distance of 250.0 feet, to a point; thence
North 81 degrees 10 minutes East, a distance of 200.0 feet, to a point; thence
South 86 degrees 05 minutes East, a distance of 190.0 feet, to a point; thence
South 71 degrees 00 minutes East, a distance of 110.0 feet, to a point; thence
North 86 degrees 10 minutes East, a distance of 95.0 feet, to a point; thence
South 37 degrees 18 minutes West, a distance of 50.0 feet, to a point; thence
Along the shore line passing pier "C" and pier "B", to the point of
beginning.

The area is 6.47 acres
All distances are in U.S. feet

TRACT (4) SECTION (3) FORMER NAVAL
SUBMARINE BASE, ST. THOMAS, V.I.

Beginning at point "C" located North 85 degrees 30 minutes East, a
distance of 760.0 feet, from V.I. Corporation, Monument 2, the line runs:

North 51 degrees 15 minutes East, a distance of 90.0 feet, to a point; thence
North 37 degrees 00 minutes East, a distance of 110.0 feet, to a point; thence
North 77 degrees 00 minutes East, a distance of 45.0 feet, to a point; thence
South 48 degrees 40 minutes East, a distance of 130.0 feet, to a point; thence
South 12 degrees 00 minutes East, a distance of 90.0 feet, to a point; thence
South 28 degrees 30 minutes West, a distance of 340.0 feet, to a point; thence
South 40 degrees 00 minutes West, a distance of 125.0 feet, to a point; thence

South 18 degrees 00 minutes West, a distance of 110.0 feet, to a point; thence
South 4 degrees 05 minutes West, a distance of 170.0 feet, to a point; thence
South 47 degrees 30 minutes West, a distance of 60.0 feet, to a point on
the shore line; thence

Along the shoreline in a general northerly direction, to the point of
beginning.

The area is 1.54 acres
All distances are in U.S. Feet

TRACT (4) SECTION (4) FORMER NAVAL
SUBMARINE BASE, ST. THOMAS, V.I.

Reference: Y & D Drawing No. 839 062 also P.W. Drawing No. A3-97-T66.

Beginning at a point located North 87 degrees 00 minutes East, a
distance of 100.0 feet, from V.I. Corp. Monument 2, the line runs:

South 75 degrees 45 minutes West, a distance of 100.0 feet, to a point; thence
South 8 degrees 45 minutes West, a distance of 280.0 feet, to a point; thence
South 17 degrees 00 minutes East, a distance of 170.0 feet, to a point; thence
South 61 degrees 50 minutes East, a distance of 100.0 feet, to a point; thence
South 49 degrees 15 minutes East, a distance of 150.0 feet, to a point; thence
South 84 degrees 20 minutes East, a distance of 95.0 feet, to a point; thence
South 3 degrees 45 minutes West, a distance of 135.0 feet, to a point; thence
South 16 degrees 30 minutes West, a distance of 140.0 feet, to a point; thence
North 29 degrees 15 minutes West, a distance of 130.0 feet, to a point; thence
North 5 degrees 15 minutes West, a distance of 120.0 feet, to a point; thence
North 37 degrees 00 minutes West, a distance of 95.0 feet, to a point; thence
North 71 degrees 50 minutes West, a distance of 145.0 feet, to a point; thence
North 17 degrees 45 minutes West, a distance of 100.0 feet, to a point; thence
North 33 degrees 45 minutes West, a distance of 60.0 feet, to a point; thence

North 9 degrees 45 minutes East, a distance of 160.0 feet, to a point; thence
North 12 degrees 15 minutes West, a distance of 95.0 feet, to a point; thence
North 20 degrees 00 minutes East, a distance of 130.0 feet, to a point; thence
North 49 degrees 45 minutes East, a distance of 50.0 feet, to a point; thence
South 79 degrees 20 minutes East, a distance of 87.3 feet, to the point
of beginning.

The area is 1.37 acres
All distances are in U.S. feet

As required by Section 1(e) of the Territorial Submerged
Lands Act, this conveyance is made without the power or right to
reconvey title to the subject lands.

The United States excepts and reserves all deposits of
oil, gas, and other minerals, but the term "minerals" shall not
include sand, gravel, or coral.

TO HAVE AND TO HOLD the same unto and to the use of the
Government of the Virgin Islands forever.

Under
IN WITNESS WHEREOF, the Secretary of the Interior has
signed and sealed this deed in behalf of the United States on the
day and year first above written.

UNITED STATES OF AMERICA

FEB 9, - 1967
By Charles F. Sus
Under Secretary of the Interior

In the presence of:

James L. Hunter
Wendy L. Landon

ACKNOWLEDGMENT

DISTRICT OF COLUMBIA)
CITY OF WASHINGTON) SS

On this 9th day of February,
in the year 1967, before me Mary M. Brown, a Notary
Public, personally appeared Charles F. Luce, who acknowledged himself
to be the Under Secretary of the Department of the Interior, and that
he, as such officer, being authorized so to do, executed the foregoing

ins
Serial A 45799

DISTRICT OF COLUMBIA

To ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I CERTIFY THAT MARY M. BROWN
whose name is subscribed to the accompanying instrument, was at the time of signing the same a Notary Public
in and for the District of Columbia, and duly commissioned and authorized by the laws of said District of Colum
bia to take the acknowledgment and proof of deeds or conveyance of lands, tenements, or hereditaments, and othe
instruments in writing to be recorded in said District, and to administer oaths; and that I am well acquainted wit
the handwriting of said Notary Public and verily believe that the signature and impression of seal thereon are
genuine, after comparison with signature and impression of seal on file in this office.

In WITNESS WHEREOF, the Secretary to the Board of Commissioners of the District of Columbia, has hereunt
caused the Seal of the District of Columbia to be affixed at the City of Washington, D.C., thi
20 day of FEBRUARY 1967

(D.C. SEAL)

Pauline Pearce
Secretary Board of Commissioners
CLERK, NOTARY PUBLIC SECTION

RECEIVED
1967 APR 18 AM 11 45
OFFICE OF
THE
RECORDER OF DEEDS

Recorded and entered in the Recorder's Book for the District
of St. Thomas and St. John, Virgin Islands of the U. S. A.
Protocol 87 Page 65, Sub No 2099 and noted in the Real
Property Register for
No. 17 Page 295
OFFICE,
April 18, 1967
Clare Spalding

AMENDMENT
TO
QUITCLAIM DEED

This AMENDMENT made this 13th day of April, 1967,
by and between the United States of America, acting through the Under
Secretary of the Interior, and the Government of the Virgin Islands,
acting through the Governor of the Virgin Islands,

WITNESSETH:

WHEREAS, by quitclaim deed dated February 9, 1967, a copy
of which is attached hereto and made a part hereof, the United States
of America acting through the Secretary of the Interior, conveyed
the lands described therein to the Government of the Virgin Islands
pursuant to the Territorial Submerged Lands Act, 77 Stat. 338,
40 U.S.C.; and

WHEREAS, the Government of the Virgin Islands wishes to
transfer certain of the lands thus conveyed to it to the Virgin
Islands Water and Power Authority; and

WHEREAS, pursuant to section 1(c) of the said Act, on
March 31, 1967, an explanatory statement was submitted to the
Committees on Interior and Insular Affairs of the Senate and House
of Representatives of the United States Congress; and

WHEREAS, by letter dated April 10, 1967, the Chairman of
the House Committee on Interior and Insular Affairs and by letter
dated April 10, 1967, the Chairman of the Senate Committee on Interior
and Insular Affairs have informed the Secretary of the Interior that
their respective Committees have no objections to the proposed transfer;
and

WHEREAS, notice of proposal to amend the February 9, 1967, quitclaim deed by adding language permitting such transfer has been published in the Virgin Islands in the manner and form required by section 1(c) of said Act;

NOW, THEREFORE, in consideration of the premises it is mutually agreed that the quitclaim deed dated February 9, 1967, by and between the United States of America (grantor), acting through the Secretary of the Interior, and the Government of the Virgin Islands (grantee) be and it hereby is amended by adding thereto after the paragraph at page 5 thereof which reads as follows:

As required by section 1(e) of the Territorial Submerged Lands Act this conveyance is made without the power or right to reconvey the subject lands.

the following proviso:

Provided, however, that the Government of the Virgin Islands may convey to the Virgin Islands Water and Power Authority in fee simple absolute that portion of the former naval submarine base known as Tract (4), Section (4) as more particularly described in Public Works Drawing No. A3-97-T66 and which metes and bounds description has been published as aforesaid and that such conveyance shall be without cost to the Virgin Islands Water and Power Authority.

This AMENDMENT to the quitclaim deed will be recorded by the Government of the Virgin Islands at the same time and together with its deed of conveyance to the Virgin Islands Water and Power Authority.

IN WITNESS WHEREOF the United States of America, acting through the Secretary of the Interior, and the Government of the

Virgin Islands, acting through the Governor of the Virgin Islands, have affixed their hands and seals on the year and day first above written.

UNITED STATES OF AMERICA

By Charles F. Luce
Under Secretary of the Interior

In the presence of:

Edward B. Taylor
C. Brewster Chapman Jr.

GOVERNMENT OF THE VIRGIN ISLANDS

By Sam M. Laminaky
Governor

In the presence of:

Cliff E. King
Thomas C. ...

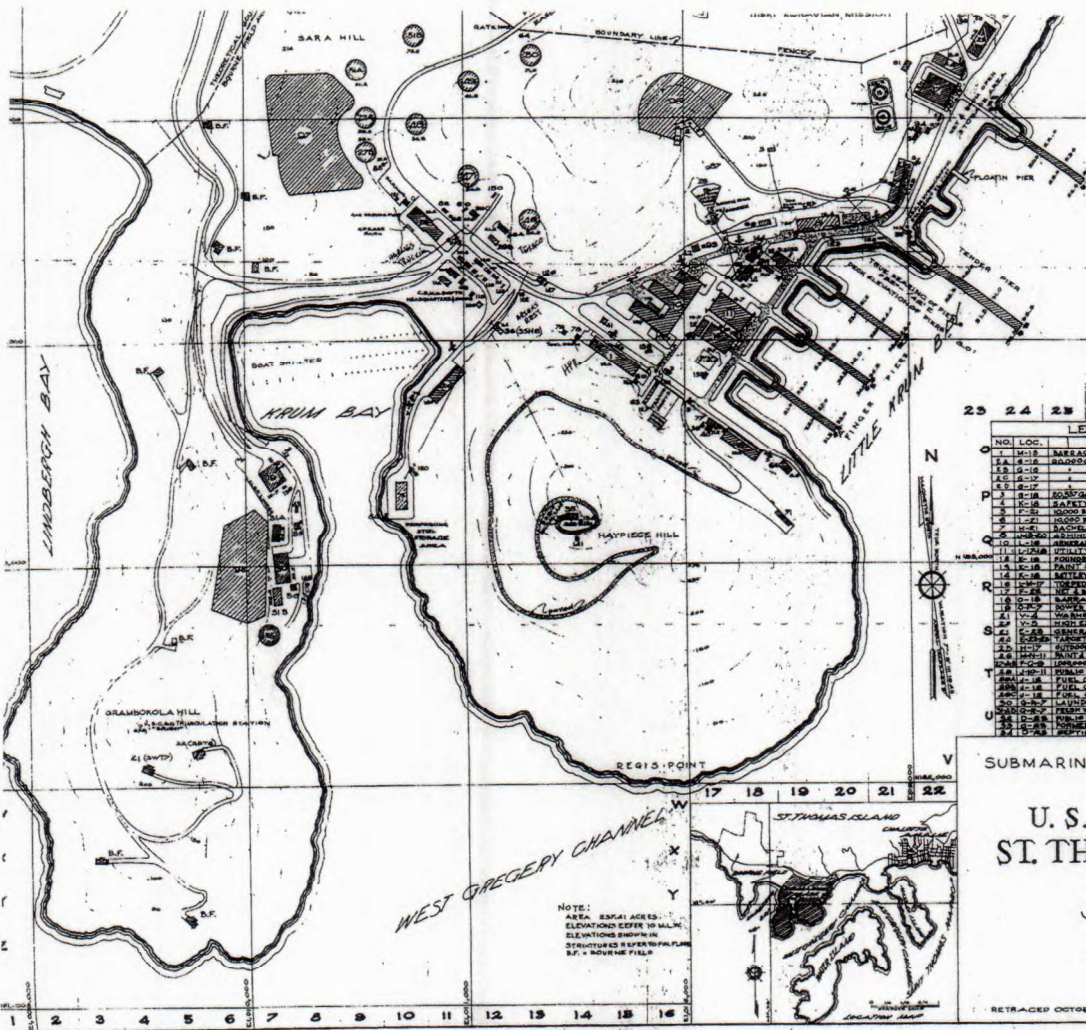
ACKNOWLEDGMENT

DISTRICT OF COLUMBIA)
CITY OF WASHINGTON) ss

On this 13th day of April, in the year 1967, before me Bernice O. Niess, a Notary Public, personally appeared Charles F. Luce, who acknowledged himself to be the Under Secretary of the Department of the Interior, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the United States of America.

In Witness Whereof I hereunto set my hand and seal.

Bernice O. Niess
Notary Public My Commission expires
February 28, 1968



NO.	LOC.	DESCRIPTION
87	D-24	GARAGE & REPAIR SHOP
88	L-15	DIESEL OIL FILTER HOUSE
89	D-17	FUEL ENGINE CHARGE
90	L-12	LAR PELL. FUEL OIL TANK
91	D-18	PANTRY HOUSE
92	D-19	REGISTRATION CENTER
93	D-20	ROCKING ARMCHAIR BUILDING
94	L-21	SENTRY BOX
95	L-22	SENTRY BOX
96	D-23	MULTI-PURPOSE DEAR LOCKER
97	L-24	SHOWER ROOM
98	L-25	SHOWER LOFT
99	L-26	DISINFECTED WATER TANK
100	L-27	PAINTING STORAGE ROOM
101	L-28	PAINTING STORAGE ROOM
102	L-29	PAINTING STORAGE ROOM
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273	L-200	PAINTING STORAGE ROOM

SUBMARINE BASE, NET DEPOT & SECTION BASE
MAP OF
U. S. NAVAL STATION
ST. THOMAS, V.I. OF U. S. A.
 SHOWING CONDITIONS ON
JUNE 30, 1945
 SCALE OF FEET
 5/ R. C. Timmick
 LIEUTENANT COLONEL (C) U. S. N. R.
 PUBLIC WORKS OFFICER
 RETRACED OCTOBER 30, 1952 BY P. I. MYLNER, CAPTAIN U.S. N. R. (RET.)

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