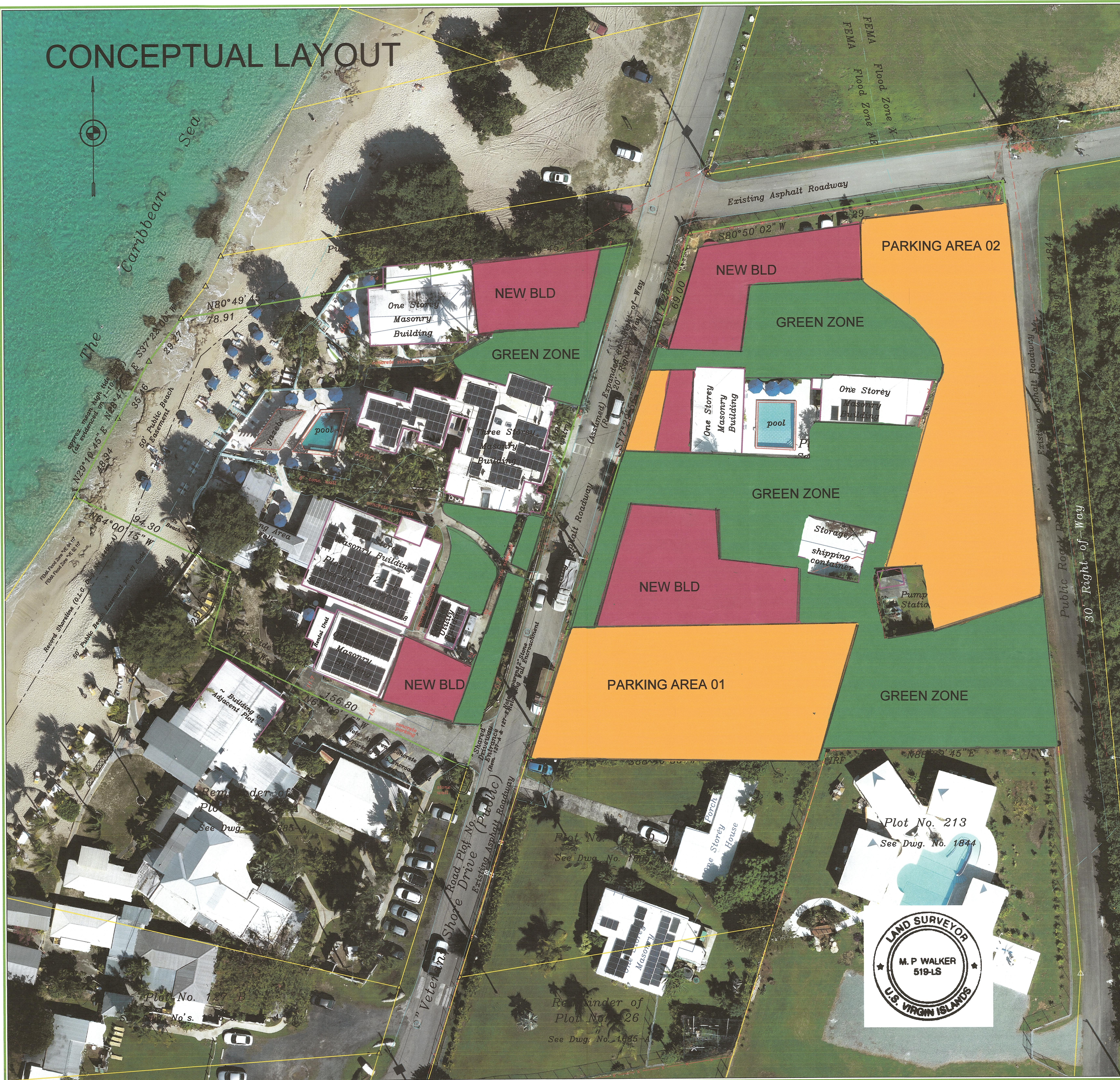
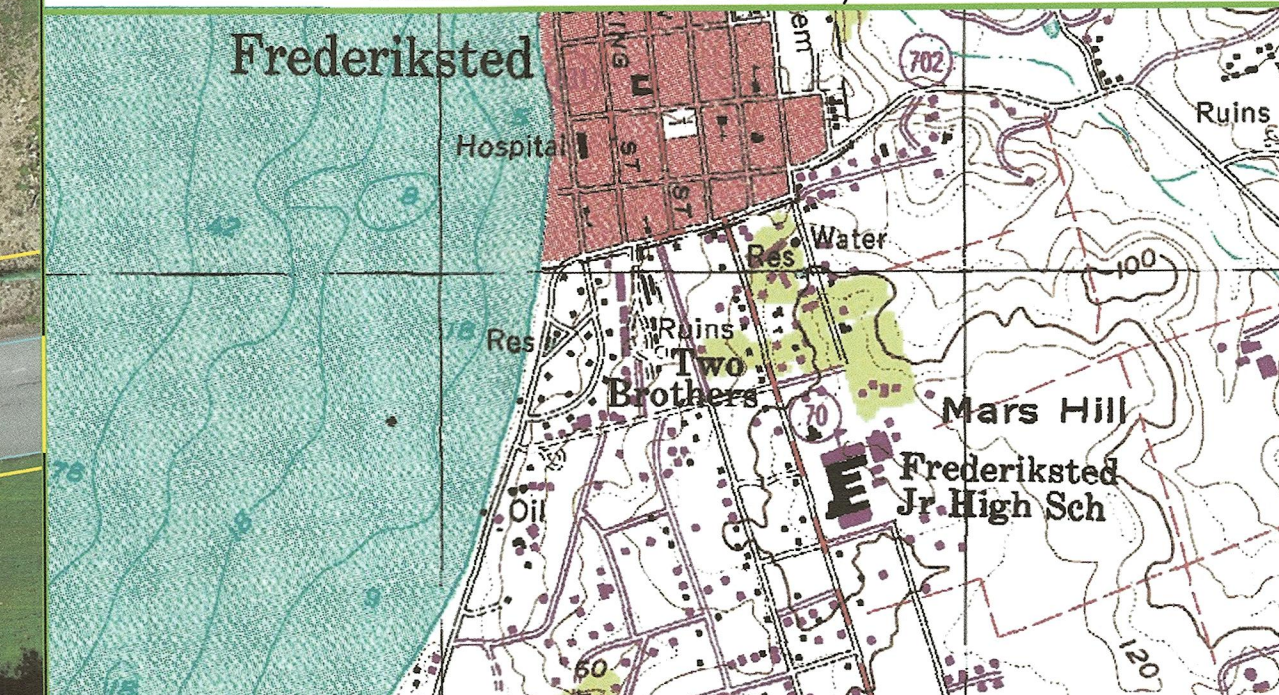


# CONCEPTUAL LAYOUT



## Site Location Map

Scale: 1" = 1.11 Mi. +/-



## General Notes

1. No utilities, servitudes or easements other than those shown hereon have been located or researched, where found, the surface features of locations are shown, the actual, nonvisible locations may vary from those shown hereon and should be located by the various agencies controlling their installation and maintenance prior to excavation or digging.
2. The Basis of Bearings shown hereon is Record North as shown on OLG Record Dwg., differences in Bearings, Distances and Acres from those shown on OLG Drawings of Record, if found, have been corrected to agree with Found Original Boundary Monuments and provide Complete Geometric Identity to the Subject Parcels.
3. All Curved Boundary Lines shown hereon are tangential to their connecting lines unless specifically stated otherwise.
4. Pt. "A" shown hereon was held good for initial Record Position Line "A"-B" was held good for Record Direction and all Found Monuments and Improvements were rotated and translated thereto.
5. Subject Parcels appear to be located in FEMA Flood Zones AE-10', VE-12', VE-14', and X.
6. Subject Parcels appear to be in Planning Board Zone W-1.
7. Reference OLG Dwg. No. D9-6591-C018, and others of record.

## Surveyor's Certification

To: Roncan Inc., and or their assigns, The Bank of St. Croix, Island Title Services Corp., Fidelity Natl. Title Ins. Co. of NY, Chicago Title Insurance Co.,

This is to certify that this map and the survey on which it is based were made in substantial conformity with ALTA/ACSM Minimum Standard Detail Requirements for Real Property Surveys established, adopted and revised in 2000 by ALTA and ACSM and includes various items of Table A thereof, and pursuant to the Accuracy Standards (as adopted and in effect as of this date) all measurements of angles, distances and positional tolerances of points therein meet or exceed ALTA/ACSM Minimum Standards.

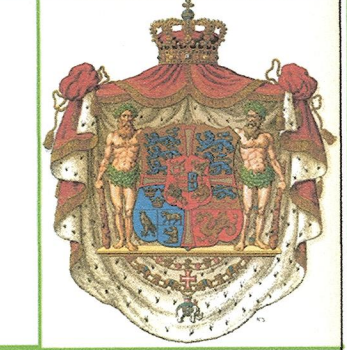
Date: January 14, 2022 Signed: M.P. Walker Jr. 519LS

## Map Legend

- Found Bound Posts or Iron Rods, as noted
- ○ Set Bound Posts or Iron Rods, as noted
- Control Traverse or Record Positions
- ⊕ Utility Pole or Light Standard
- ⊕ Overhead Utility (T,E,CATV), as noted
- ⊕ Underground Utility (T,E,D,W,S,G), as noted
- Fenceline, type as noted
- Subject Plot Boundary Line

Date: January 14, 2022 Scale: 1" = 35'

Surveyed and Mapped by the offices of:  
**St. Croix Survey and Engineering**  
 5072 Flag Dr., Gallows Bay  
 Christiansted, V.I. 00820  
 Tel./Fax. 340.773.5577  
 Email: stxsurvey@gmail.com



Asbuilt Boundary Survey of:  
 Plot No's. 126-A, 126-B, 126-C,  
 126-CA, 127-E, 212,  
 Estate Two Brothers, Smithfield,  
 and Hesselberg, West End Quarter  
 Island of St. Croix  
 U.S. Virgin Islands

Field: CN, JZ	Calcs.: HDR	Checked by: MW,DR
Approved and Certified by: <i>M.P. Walker Jr.</i>		Ref.Proj.: 16-K57
M.P. Walker Jr. 519LS		Proj. No.: 21-047