

NORTH CORRELATED TO
F9 - 2116 - T67

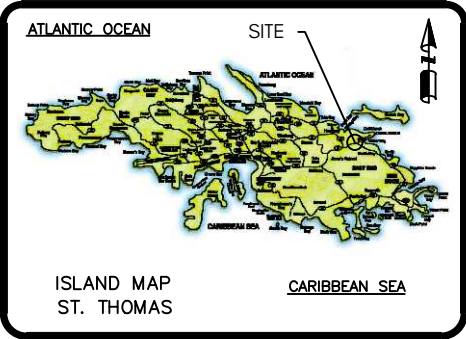
DPNR-CCZP
RECEIVED BY: *Seisfalle*
DATE:
5/15/2026

PARCEL 1C
F9 - 2116 - T67

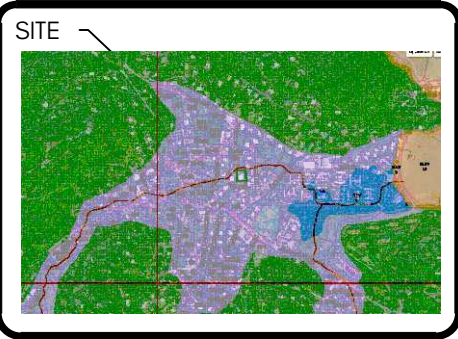
PARCEL 1D
G9 - 625 - T65

PARCEL 11-5
D9 - 1060 - T72

LOCATION MAP



FLOOD MAP



SURVEYOR'S NOTES

- (SN1) Some features shown on this plat may be shown out of scale for clarity.
- (SN2) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to the map of record F9-2116-T67 and are used to denote angles only. Monuments were found at points where indicated.
- (SN3) The basis of bearings for this survey is South 02° 15' 00" East which is represented by monuments located and set in the field. Monuments were found at points where indicated.
- (SN4) At the time of the ALTA Survey there is no visible evidence of building construction within recent months.
- (SN5) At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street repairs.

STATEMENT OF ENCROACHMENTS

At the time of the ALTA Survey, no encroachments were observed.

FLOOD INFORMATION

FEMA FLOOD ZONE DESIGNATION:

ZONE A - An area with a 1% annual chance of flooding and a 26% chance of flooding over a 30-year period. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

UTILITY NOTES

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with plans or surface ground markings to determine the location of any subterranean uses.

BOUNDARY DESCRIPTION

Beginning at a rebar boundpost set, which is situated at the northeast corner of the subject property, Parcel 1CA Estate Frydendahl and is also the southeast corner of Parcel 1D Estate Frydendahl, the line runs;

S 02° 15' 00" E a distance of 125.00 feet along Parcels 11-4 & 11-5 Estate Frydendahl to a mark on a concrete curb, thence,

N 82° 02' 00" W a distance of 0.73 feet along Parcel 1BA Estate Frydendahl to a rebar boundpost set, thence,

N 82° 02' 00" W a distance of 90.27 feet along Parcel 1BA, Estate Frydendahl to a rebar boundpost set, thence,

N 03° 27' 13" E a distance of 122.89 feet along Parcel 1C (Remainder), Frydendahl to a rebar boundpost set, thence,

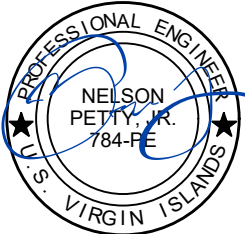
S 82° 24' 30" E a distance of 78.50 feet along Parcel 1D, Estate Frydendahl to a rebar boundpost, which is the point of beginning, having an area of 10408.0 Square Feet, 0.24 Acres.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS on February 23, 2026. The fieldwork was completed on May 13, 2026.

Nelson M. Petty Jr.
Nelson M. Petty Jr., B.E.
Registration #784

May 13, 2026



ZONING IS R-2
PLAN REFERENCES:
F9-2116-T67
G9-625-T65
G9-1785-T71
D9-1060-T72

D9-5725-T94
F9-545-T60

NOTE:

(S12°34'56"W - 78.90')

RECORD DATA WHERE
DIFFERENT FROM MEASURED
DATA

ABBREVIATIONS

IPF = IRON PIN FOUND
IPS = IRON PIN SET
RBF = RE-BAR FOUND
RBS = RE-BAR SET
R/W = RIGHT OF WAY
PL = PROPERTY LINE
BL = BUILDING LINE
D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
FH = FIRE HYDRANT

C/L = CENTER LINE
M.H. = MANHOLE
C.B. = CATCH BASIN
999.0 E. = EXISTING SPOT ELEVATION
999.0 F. = FINISHED SPOT ELEVATION
999.0 P. = PROPOSED SPOT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION

LEGEND

- 0.00
X SPOT_ELEV
- ▲ CONTROL STATION PT
- ◎ RE-BAR
- CONCRETE MONUMENT FOUND
- IRON PIPE MONUMENT
- △ UNMARKED PT
- MONUMENT NOT LOCATED
- ◆ T-IRON
- ◆ PK NAIL
- ★ LIGHT POLE
- UTILITY POLE
- ◎ STORM SEWER MANHOLE
- ◎ ELECTRIC MANHOLE
- ◎ TELEPHONE MANHOLE
- ◎ SANITARY SEWER MANHOLE
- ☒ CATCH BASIN
- DRAINAGE INLET
- HW HEADWALL
- ⊙ FIRE HYDRANT
- ◎ COMMUNICATION MANHOLE
- ◎ FIBER OPTIC MANHOLE
- ★ LIGHT POLE
- ★ WATER VALVE
- ★ POWER POLE
- ↓ GUY CABLE
- ↑ TRAFFIC SIGN
- CEMETERY
- PROPERTY LINE
- STONE WALL
- GUARDRAIL
- BUILDING
- CULVERT
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- STW STORM SEWER LINE
- AEU AERIAL ELECTRIC LINE
- SS SANITARY SEWER LINE
- TEL TELEPHONE LINE
- FO FIBER OPTIC LINE
- UE UNDERGROUND ELECTRIC
- RW RIGHT OF WAY
- W WATER LINE



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SURVEYED BY: NP/GP	SURVEY REF# 334.RW5
DRAWN BY: NMP	APPROVED BY: NMP
SCALE: 1" = 10'	

ALTA/NSPS LAND TITLE SURVEY OF
PARCEL NO. 1CA, ESTATE FRYDENDAHL
NO. 4 EAST END QUARTER
ST. THOMAS, US VIRGIN ISLANDS