

8-12-2026

Stefan Jürgen
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St. Thomas, VI 00801
stefanjurgen16@gmail.com

August 10, 2026

Leia Laplace-Matthew
Territorial Planner
Department of Planning and Natural Resources
Division of Comprehensive and Coastal Zone Planning
#45 Mars Hill, F'sted, VI 00840

Dear Members of the Department of Planning and Natural Resources,

I am writing to follow up on my recent rezoning application for my property located at 1CA Frydendahl, St. Thomas, VI. After the hearing conducted by DPNR on July 22, 2026, two matters were raised that require a response from me:

1. Size of Septic System:

- Septic Tank 1. Dimensions: 7 ft x 9 ft 10 in.
- Septic Tank 2. Dimensions: 8 ft 9 in. x 7 ft

2. Easement Information:

I have attached a document detailing the easement that serves as the access road to my property. It is important to note that my home was originally built in 1977, and throughout this time, none of the neighbors have raised any complaints or challenges regarding the property.

I assure you, as the owner, that I, Stefan Jürgen, will address any issues that may arise in a reasonable and timely manner, although I believe the likelihood of such issues occurring is quite slim.

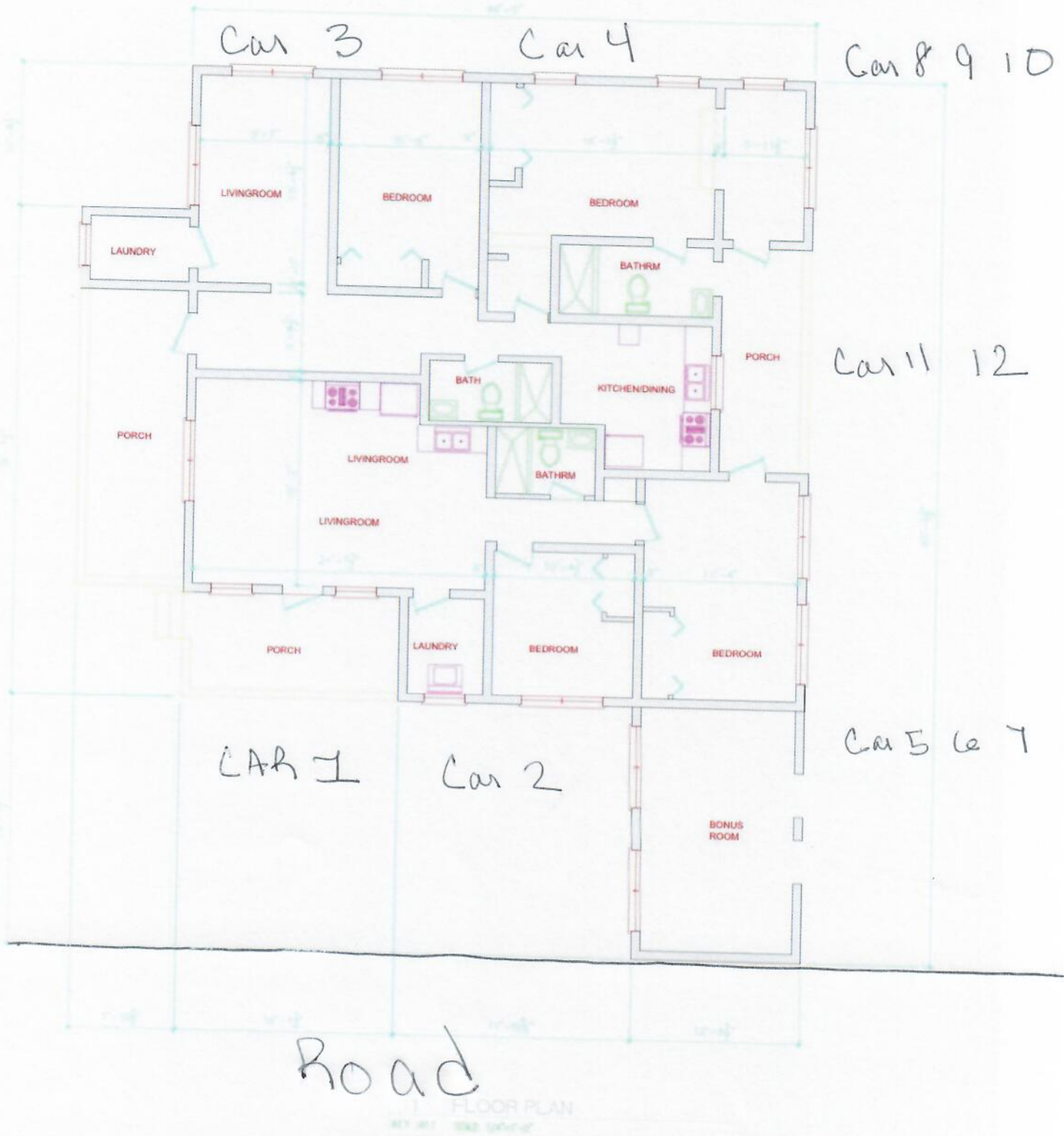
3. Parking Provisions:

The lot comfortably parks 10 – 12 cars. Two cars park on the western side of the home, while 2 cars park on the eastern side of the home, and the backyard parks 6-8 cars without interfering with the roadway.

I want to take this opportunity to thank the committee for convening the hearing and considering my application. Should you have any questions, comments, or concerns, please do not hesitate to contact me at 340-690-5544. Thank you for your attention to this matter.

Sincerely,


Stefan Jürgen
Property Owner - 1Ca Frydendahl
St. Thomas, VI 00802









PARTITION DEED

WHEREAS, the undersigned PEARL HATCHETTE, LOUISE HATCHETTE and DORA HATCHETTE, all residing in St. Thomas, Virgin Islands, and acting for themselves and MIRIAM HATCHETTE and MARION LUDVIG nee Hatchette, residing in the United States, acting by and through their sister and aunt, respectively, the aforesaid Pearl Hatchette, are the owners and tenants in common of Parcel No. 1 Estate Frydendal, No. 4 East End Quarter, St. Thomas, Virgin Islands, and have mutually agreed to make a partition of said land and to hold their respective shares in severalty. Now, this indenture witnesseth:

1. That the aforesaid Pearl Hatchette shall henceforth have, held, possess and enjoy in severalty by herself and to her, her heirs and assigns, forever, for her share and proportion of the aforesaid common property, the following:

PARCEL NO. 1A ESTATE FRYDENDAL, NO.
4 East End Quarter, St. Thomas, V. I.,
with metes and bounds as follows:

"P. W. File No. 09-625-T52-

Beginning at Bound Post No. 1557 the line runs south 09 degrees 22 minutes west, a distance of 105.2 feet more or less along Parcel No. 11 to a bound post; thence turning and running north 82 degrees 15 minutes west, a distance of 199.8 feet more or less along Parcel No. 1 to a bound post; thence turning and running north 02 degrees 15 minutes west, a distance of 104.7 feet along Parcel No. 11 to bound post No. 1558; thence turning and running south 82 degrees 16 minutes east, a distance of 220.8 feet more or less along Estate Smith Bay to the point of beginning.

There is reserved a 20 foot right-of-way along the eastern boundary of this parcel for access to the remainder of the parcels.

The above bounded tract contains 0.50 acres more or less.

All distances are in English feet and all bearings are related to the magnetic meridian of 1943.

/s/ N. O. Wells
N. O. Wells, C. E."

And the aforesaid Louise Hatchette, Miriam Hatchette, Marion Ludvig and Dora Hatchette, do hereby grant, release and confirm unto the said Pearl Hatchette the said Parcel No. 1A Estate Frydendal, No. 4 East End Quarter, St. Thomas, Virgin Islands, with all appurtenances, to have and to hold to the said Pearl Hatchette, and her heirs and assigns forever.

2. That the aforesaid Miriam Hatchette shall henceforth have, held, possess and enjoy in severalty by herself and to her, her heirs and assigns, forever, for her share and proportion of the aforesaid common property, the following:

PARCEL NO. 1B ESTATE FRYDENDAL, NO.
4 East End Quarter, St. Thomas, V. I.,
with metes and bounds as follows:

"P. W. File No. 09-625-T52-

Beginning at the northeastern corner of Parcel No. 1A the line runs north 82 degrees 15 minutes west, a distance of 199.8 feet more or less along parcel No. 1A to a bound post; thence turning and running north 08 degrees 42 minutes east, a distance of 110.0 feet more or less along Parcel No. 11 to a bound post; thence turning and running south 82 degrees 02 minutes east, a distance of 178.7 feet more or less along Parcel No. 1C to a

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bound post; thence turning and running south 02 degrees 15 minutes east, a distance of 110.0 feet more or less along Parcel No. 11 to the point of beginning.

A right-of-way 20 feet wide is granted across the eastern side of this property from Parcel No. 1A to Parcel No. 1C for access to the remainder of the parcels of No. 1.

The above bounded tract contains 0.50 acres more or less. All distances are in English feet and all bearings are related to the survey of 1943 as shown on Public Works Department drawing D5-66-T43.

/s/ N. O. Wells
N. O. Wells, C.E.*

And the aforesaid Louise Hatchette, Marion Ludvig, Dora Hatchette and Pearl Hatchette, do hereby grant, release and confirm unto the said Miriam Hatchette the said Parcel No. 1B Estate Frydendal, No. 4 East End Quarter, St. Thomas, Virgin Islands, with all appurtenances, to have and to hold to the said Louise Hatchette, and her heirs and assigns forever.

5. That the aforesaid Louise Hatchette shall henceforth have, hold, possess and enjoy in severalty by herself and to her, her heirs and assigns, forever, for her share and proportion of the aforesaid common property, the following:

PARCEL NO. 1C ESTATE FRYDENDAL, No.
4 East End Quarter, St. Thomas, V.I.,
with metes and bounds as follows:

"P. W. File No. G9-625-762-

Beginning at the northwestern corner of Parcel No. 1B, the line runs south 82 degrees 02 minutes east, a distance of 178.7 feet more or less along Parcel No. 1B to a bound post; thence turning and running north 02 degrees 15 minutes west, a distance of 125.0 feet more or less along Parcel No. 11 to a bound post; thence turning and running north 82 degrees 24 minutes 30 seconds west, a distance of 159.1 feet more or less along Parcel No. 1D to a bound post; thence turning and running south 06 degrees 56 minutes west, a distance of 120.0 feet more or less along Parcel No. 11 to the point of beginning.

A right-of-way 20 feet wide is reserved along the eastern boundary of this parcel from Parcel No. 1B to Parcel No. 1D for the benefit of the remainder of Parcel No. 1.

The above bounded tract contains 0.50 acres more or less.

All distances are in English feet and all bearings are related to the magnetic meridian of 1943, as shown on Public Works Drawing D5-66-T43.

/s/ N. O. Wells
N. O. Wells, C.E.*

And the aforesaid Marion Ludvig, Dora Hatchette, Pearl Hatchette and Miriam Hatchette, do hereby grant, release and confirm unto the said Louise Hatchette the said Parcel No. 1C Estate Frydendal, No. 4 East End Quarter, St. Thomas, Virgin Islands, with all appurtenances, to have and to hold to the said Miriam Hatchette, and her heirs and assigns forever.

4. That the aforesaid Marion Ludvig, shall henceforth have, hold, possess and enjoy in severalty by herself and to her, her heirs and assigns, forever, for her share and proportion of the aforesaid common property, the following:

PARCEL NO. 1D ESTATE FRYDENDAL, No.
4 East End Quarter, St. Thomas, V.I.,
with metes and bounds as follows:

"P. W. File No. G9-625-T62-

Beginning at the northeastern corner of Parcel No. 1C the line runs north 82 degrees, 24 minutes 50 seconds west, a distance of 159.1 feet more or less along Parcel No. 1C to a bound post; thence turning and running north 06 degrees 02 minutes east, a distance of 90.5 feet more or less along Parcel No. 11 to a bound post; thence turning and running south 82 degrees 28 minutes east, a distance of 145.8 feet more or less along Parcel No. 1E to a bound post; thence turning and running south 02 degrees 15 minutes east, a distance of 92.0 feet more or less along Parcel No. 11 to the point of beginning.

There is reserved along the eastern border of this tract a 20 foot right-of-way from Parcel No. 1C to Parcel No. 1E for the benefit of the remainder of Parcel No. 1.

The above bounded tract contains 0.353 acres more or less.

All distances are in English feet and all bearings are related to the magnetic meridian of 1943 as shown on Public Works Drawing D6-66-T45.

N. O. Wells
/s/ N. O. Wells, C.E."

And the aforesaid Dora Hatchette, Pearl Hatchette, Louise Hatchette and Miriam Hatchette, do hereby grant, release and confirm unto the said Marion Indvig the said Parcel No. 1D Estate Frydenal, No. 4 East End Quarter, St. Thomas, Virgin Islands, with all appurtenances, to have and to hold to the said Marion Indvig, and her heirs and assigns forever.

5. That the aforesaid Dora Hatchette shall henceforth have, held, possess and enjoy in severalty by herself and to her, her heirs and assigns, forever, for her share and proportion of the aforesaid common property, the following:

PARCEL NO. 1E ESTATE FRYDENAL, No.
4 East End Quarter, St. Thomas, V.I.,
with metes and bounds as follows:

"P. W. File No. G9-625-T62-

Beginning at the northwestern corner of Parcel No. 1D the line runs south 82 degrees 28 minutes east, a distance of 145.8 feet more or less along Parcel No. 1D to a bound post; thence turning and running North 02 degrees 04 minutes 20 seconds west, a distance of 80.8 feet more or less along Parcel No. 11 to bound post No. 1359; thence turning and running south 79 degrees 04 minutes 40 seconds west, a distance of 139.4 feet more or less along the road from Ceki Point to Spring Bay to bound post No. 1360; thence turning and running south 07 degrees 41 minutes 30 seconds west, a distance of 55.6 feet more or less along Parcel No. 11 to the point of beginning.

A right-of-way is reserved along the eastern boundary of this parcel 20 feet wide from Parcel No. 1D to the road for the benefit of the remainder of Parcel No. 1.

The above bounded tract contains 0.167 acres more or less.

All distances are in English feet and all bearings are related to the magnetic meridian of 1943 as shown on Public Works drawing D6-66-T45.

/s/ N. O. Wells
N. O. Wells, C.E."

And the aforesaid Pearl Hatchette, Louise Hatchette, Miriam Hatchette and Marion Ludvig, do hereby grant, release and confirm unto the said Dora Hatchette the said Parcel No. 1E Estate Frydendal, No. 4 East End Quarter, St. Thomas, Virgin Islands, with all appurtenances, to have and to hold to the said Dora Hatchette, and her heirs and assigns forever.

IN WITNESS WHEREOF, the aforesaid parties have hereunto set their hands and seals this 8th day of June, A.D., 1962.

Pearl Hatchette (SEAL)
PEARL HATCHETTE, for herself
and Miriam Hatchette and
Marion Ludvig nee Hatchette
(See attached Power of Attorney
to be recorded herewith)

Louise Hatchette (SEAL)
LOUISE HATCHETTE

Dora Hatchette (SEAL)
DORA HATCHETTE

Signed, sealed and delivered in
the presence of:

Eloy J. Hines
Geo. P. ...

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS)

SS: ACKNOWLEDGEMENT

Be it remembered that on this 8th day of June, A.D., 1962, before me, _____, the undersigned officer, personally appeared PEARL HATCHETTE (acting for herself and for Miriam Hatchette and Marion Ludvig), LOUISE HATCHETTE and DORA HATCHETTE, all to me personally known or proved to be the persons who executed the foregoing Deed, and they acknowledged each for himself, that they executed the same freely and voluntarily for the purposes therein stated.

Geo. P. ...
Notary Public

Received for recording at the Recording Off.
On the 8th day of June, 1962, at St. Thomas, P.
Alfred ...
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.,
Froncois II, Page 464 Sub No. 1210, and indexed in the Real
(Personal) Property Register for

(Quarter, No. _____) (Auxiliary 10, Pages 157-158, 159-160-161)

THE RECORDER'S OFFICE,
St. Thomas

June 12 1962
Alfred ...
Recorder

Exhibit I

Notes and Bounds Description of Parcel No. 1A, Estate
No. 4 East End Quarter, St. Thomas, Virgin Islands.
19-62-782

Beginning at Sound Post No. 1357 the line runs south
02 degrees 22 minutes west, a distance of 103.2 feet more or
less along Parcel No. 11 to a bound post; thence turning and
running north 82 degrees 15 minutes west, a distance of 199.8
feet more or less along Parcel No. 1 to a bound post; thence
turning and running north 02 degrees 15 minutes west, a
distance of 104.7 feet along Parcel No. 11 to bound post
No. 1358; thence turning and running south 82 degrees 16
minutes east, a distance of 220.8 feet more or less along
Estate Smith Bay to the point of beginning.

There is reserved a 20 foot right-of-way along the eastern
boundary of this parcel for access to the remainder of the
parcels.

The above bounded tract contains 0.50 acres more or less.

All distances are in English feet and all bearings are
related to the magnetic meridian of 1943.

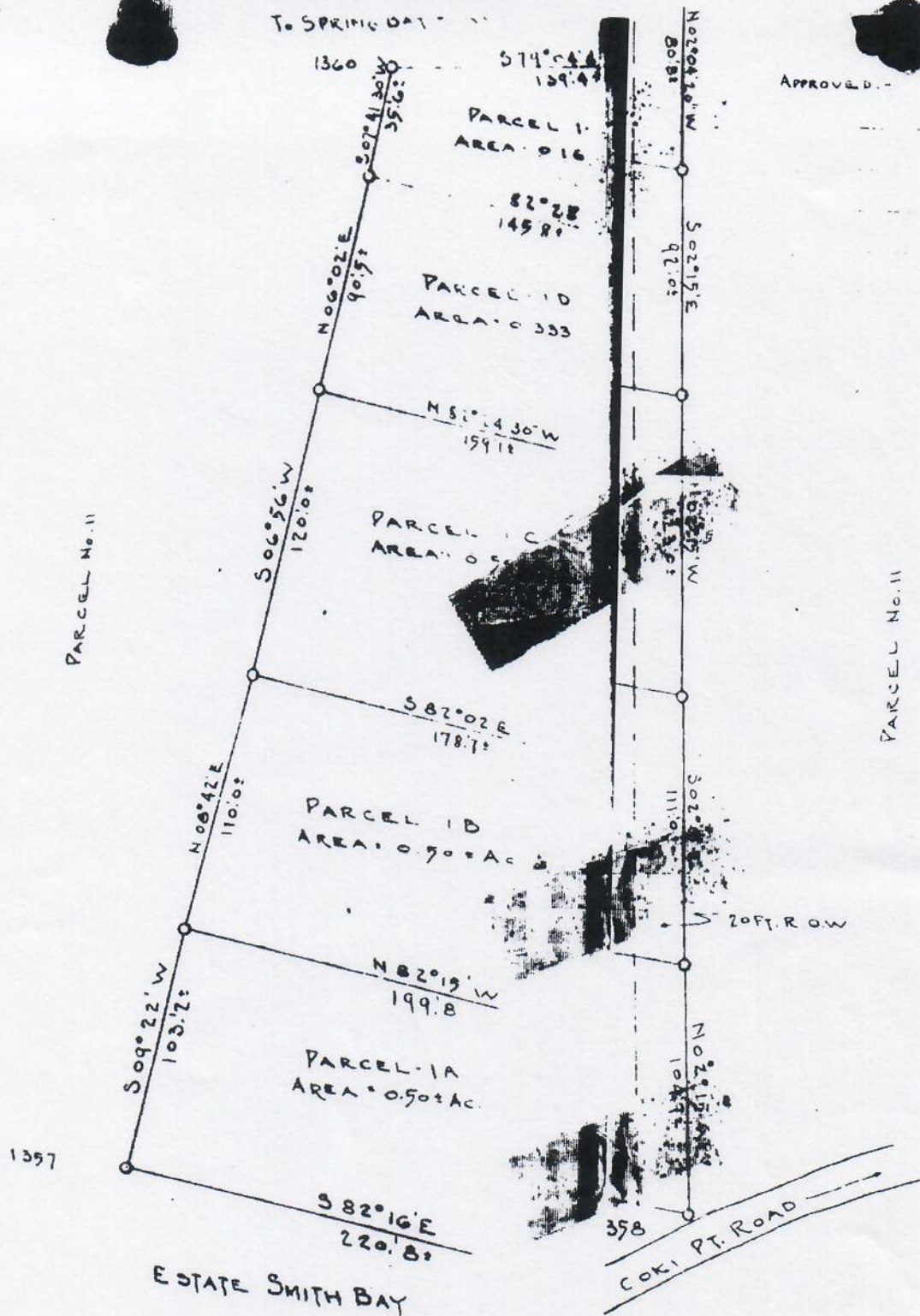
H. O. WELLS, C.E. //

April 23, 1962

APPROVED:

T. SPRING DAY

APPROVED



OFFICE OF N. O. WELLS, C. E. - - ST. THOMAS

PARCELS A, B, C, D
ESTATE FRYDENDAL
No. 4 EAST END QUARTER
ST. THOMAS, V.I.
6-5-30-62

APPROVED FOR RECORD

69-625-T62