DPNR-CCZP
RECEIVED BY:
DATE:

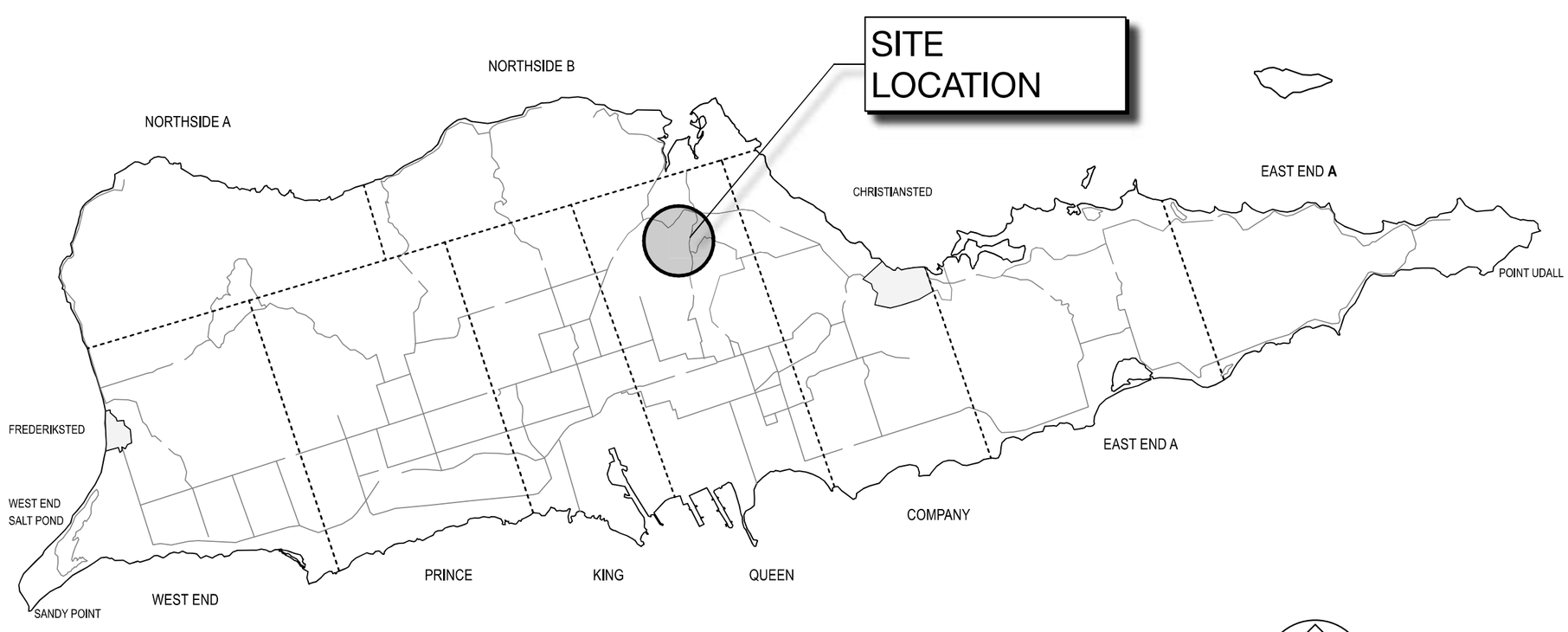
9-16-2025

ROY SHERIDON

PROPOSED MORNING STAR

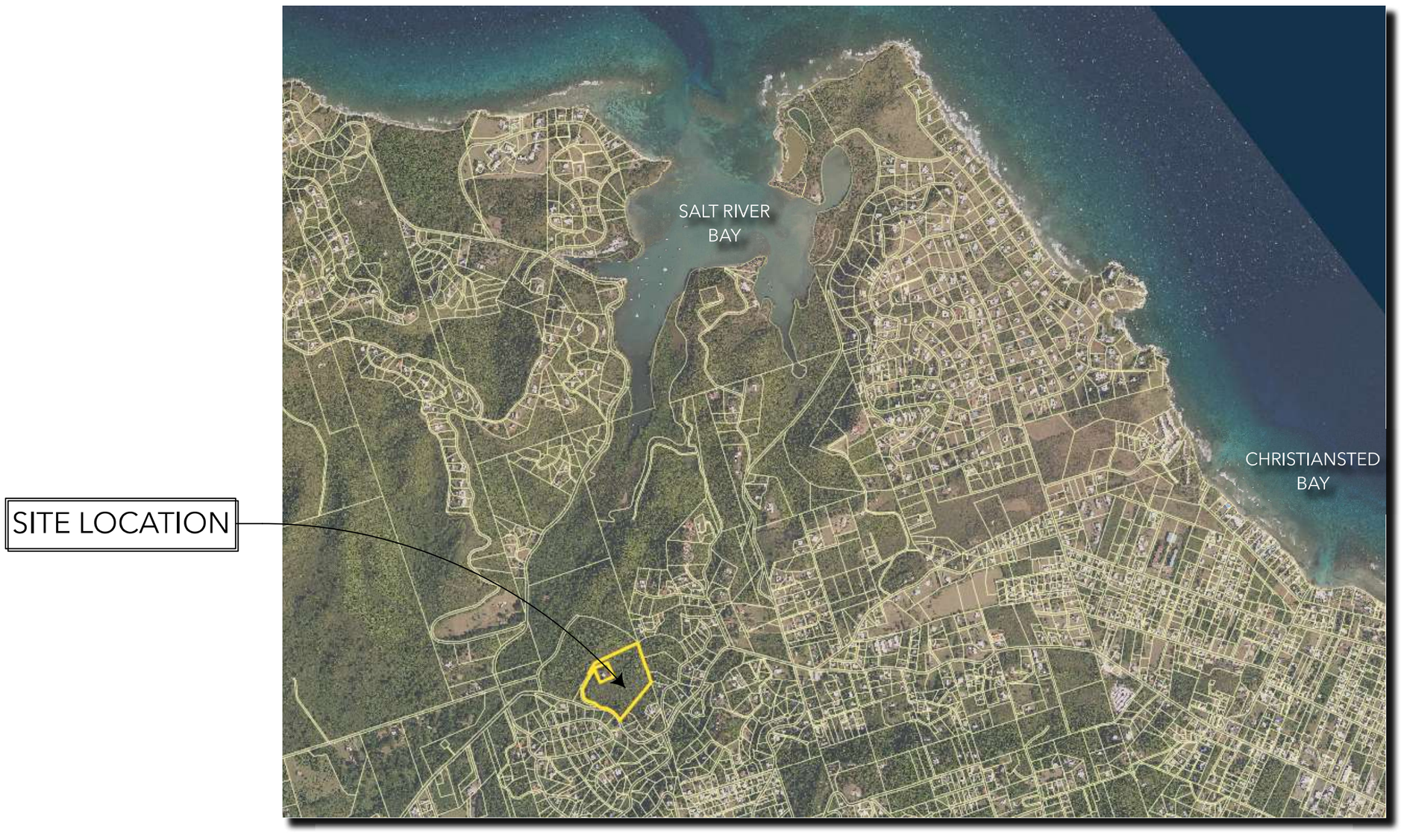
PARCEL RE-ZONING

Remainder Parcel 1 & 1-F, Estate Morning Star,
Queens QTR, St Croix, US Virgin Islands



ISLAND OF ST. CROIX

NORTH



Prepared by Brian Turnbull
Architect
September, 2025

Matr. 4bb
(See PWD 1820)

Matr.4bb (See PWD No.1820)
Matr.9bb (See PWD No.1820)

281.82'
N69°30'00"E

259.06'
N68°15'00"E

186.54'
N43°17'00"E

5.77'

Remainder
Plot 12-F
(See PWD 4633)

659.31'
S10°05'08"E

Remainder
Plot 12-FA
(See PWD 4633)

Remainder
Plot 12-Ea
(See PWD 4469)

Remainde
Plot 12-
DOG 44

Parcel No. 1-D
Matr. 9bb
(See PWD 1820)

Tie Line
S42°08'37"E
30.51'

S42°08'37"E
30.51'

187.61'
N43°17'00"E

124.42'
N58°19'00"E

126.19'

S47°51'23"W
208.71'

N42°08'37"W
208.71'

Plot No. 1-E
(See PWD 4590)

S42°08'37"E
178.20'

S47°51'23"W
208.71'

Remainder Parcel No. 1
Matr.9b
13.82 Ac.

N43°17'00"E
248.93'

N43°17'00"E
236.87'

4.23'

S01°20'30"E
44.51'

22.85'
S36°09'15"E
87.04'

102.44'

30' Access Road
is part of Plot 1-E
(See PWD 4590)

12.00'

N46°11'00"E
117.40'

N61°10'00"W
192.94'

S68°44'44"E
50.70'

S71°33'00"E
110.13'

60.06'

107.21'

N76°15'00"W
144.93'

53.15'

39.13'

S47°51'44"E
122.18'

69.55'

N73°25'00"W
58.82'

N54°30'00"W
97.89'

L=86.87'
R=150.00'

96.58'
N21°19'00"W

To Christiansted

Green Belt
Plot No. 1-F
0.38 Ac.

Northside Road

Route 75

S10°05'08"E
659.31'

Estate Montpelier
Estate Morning Star

N46°37'00"E
543.80'

Parcel 1-A
MATR. 9ba
(See PWD 3396)

30' R.O.W.
(See PWD No.822-A)
(Calculated From PWD No. 1820)

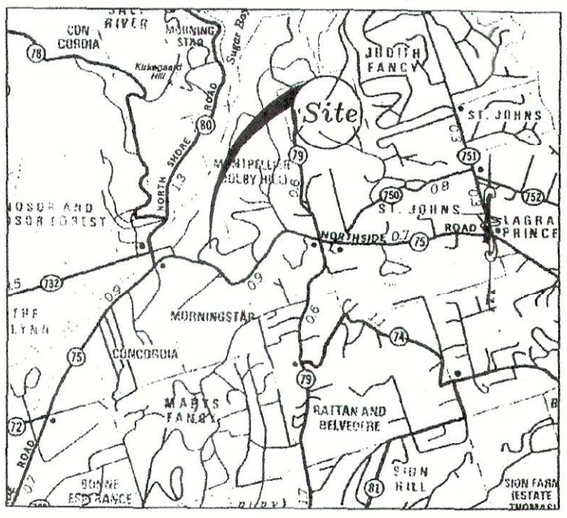
N46°37'00"E
151.20'

9.00'
S46°37'00"W

Plot No. 1-B
(See PWD 822-A)

CERTIFIED A TRUE COPY
GOVERNMENT OF THE VIRGIN ISLANDS U.S.A.
Office of the Public Surveyor
ST. CROIX
DATE Aug. 26, 2025
No. 5869

Vicinity Plan
(Not to Scale)



NOTES:

1. BOUNDARY DESCRIPTION AND NORTH ARROW REFER TO P.W.D. DRAWING NO. 4590.
2. THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 780000070G.
3. PROPERTY IS CURRENTLY ZONED R-1.
4. BEARINGS & DISTANCES FOR PARCEL No. 1 WERE DETERMFNED DURING A TOPOGRAPHIC SURVEY BY FRANK DOSPIVA DATED MARCH 13, 1995 & INCLUDED HEREIN BY REFERENCE ONLY. FIELD VERIFICATION OF MONUMENTS WAS NOT DONE BY GME DOSPIVA AT THIS TIME.

LEGEND:

PLOT NO.1 PROPERTY LINE
OTHER PROPERTY LINE
Right Of Way

IRON PIN FOUND
UNMARKED POINT
CONCRETE MONUMENT FOUND

GRAPHIC SCALE
80' 0 40' 80' 160'
1 inch = 80 feet

Subdivision of Parcel No. 1 into Remainder Parcel No. 1 & Plot No. 1-F

Estate Morning Star, ~~Northside~~ Queen Quarter
St. Croix U.S. Virgin Islands

DATE: July 20, 2007

Prepared By:
GME Dospiva, LLC
P.O. Box 25105 Gallows Bay
St. Croix VI 00824
PHONE (340)778-7474
FAX (340)778-7476
Drawn By: BJR

DRAWING NO. 5869

FILE NO. 07123

BRIAN TURNBULL
Architect
PO Box 301799
St Thomas, VI

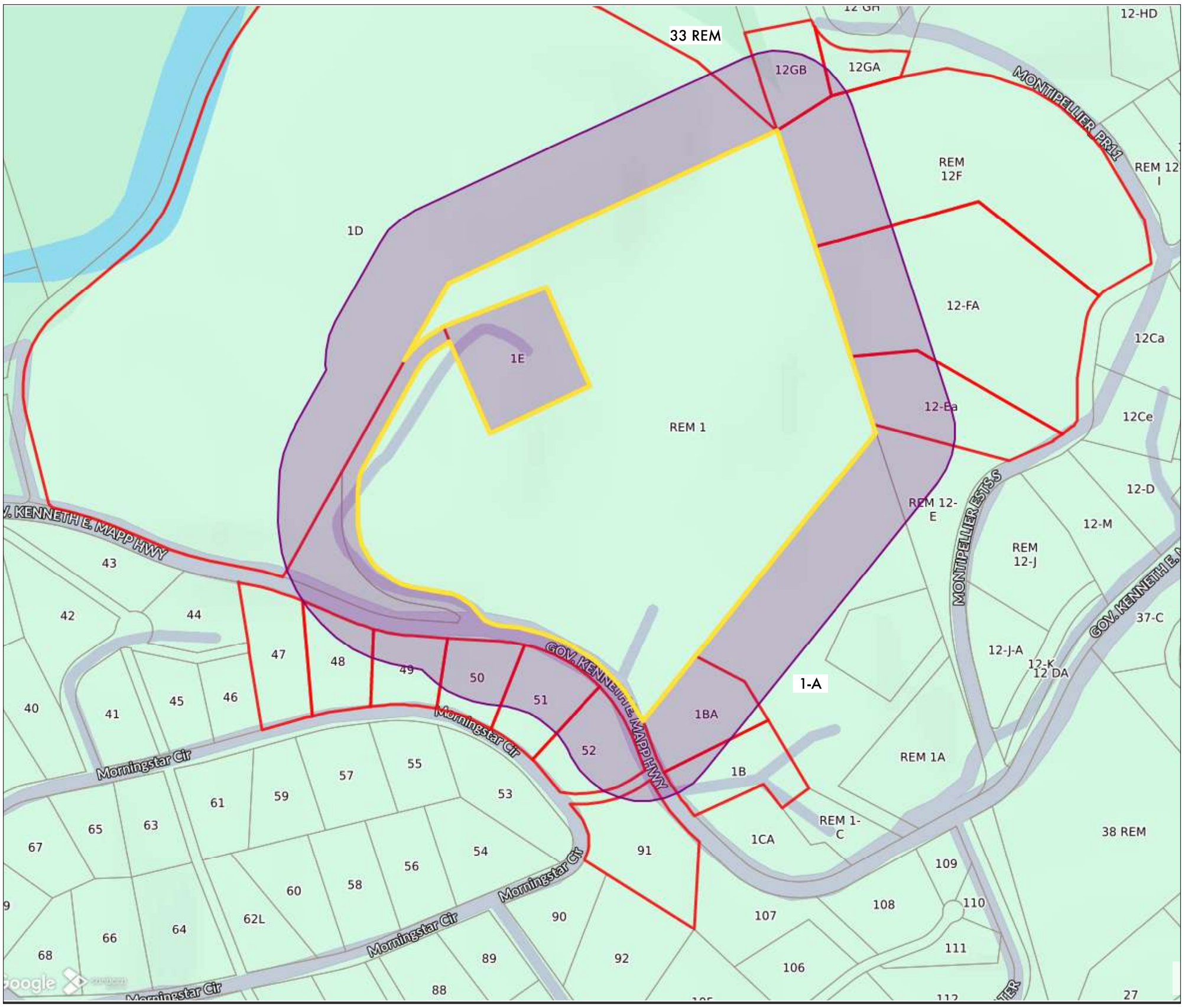
ROY SHERIDAN - Proposed Morning Star Parcel Re-Zoning

Parcels 1-F & 1 Rem. Estate Morning Star, Queens Quarter, St Croix, US Virgin Islands

CERTIFIED PARCEL MAP

Date: 09/09/25

G-1



	Property ID	Legal Description	ZONE
	202500010700	12-FA HB & HC MONTPELLIER	R-1
	202500014700	49 MORNING STAR	R-1
	202500015600	50 MORNING STAR	R-1
	202500016600	47 MORNING STAR	R-1
	202500016900	51 MORNING STAR	R-1
	202502010100	33 MORNING STAR	R-1
	202502011700	12-GB MONTPELLIER	R-1
	202502011800	12-GA MONTPELLIER	R-1
	202506010100	1-D MORNING STAR	R-1
	202506010200	1-E MORNING STAR	R-1
	202506010600	1-BA MORNING STAR	R-1
	202506010700	1-B MORNING STAR	R-1
	202506011100	12-E REM & 12-EA MONTPELLIER	R-1
	202506020400	91 MORNING STAR	R-1
	202506020500	52 MORNING STAR	R-1
	202507012500	12-F MONTPELLIER	R-1
	202507021100	48 MONTPELLIER	R-1

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Architect
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St Thomas, VI

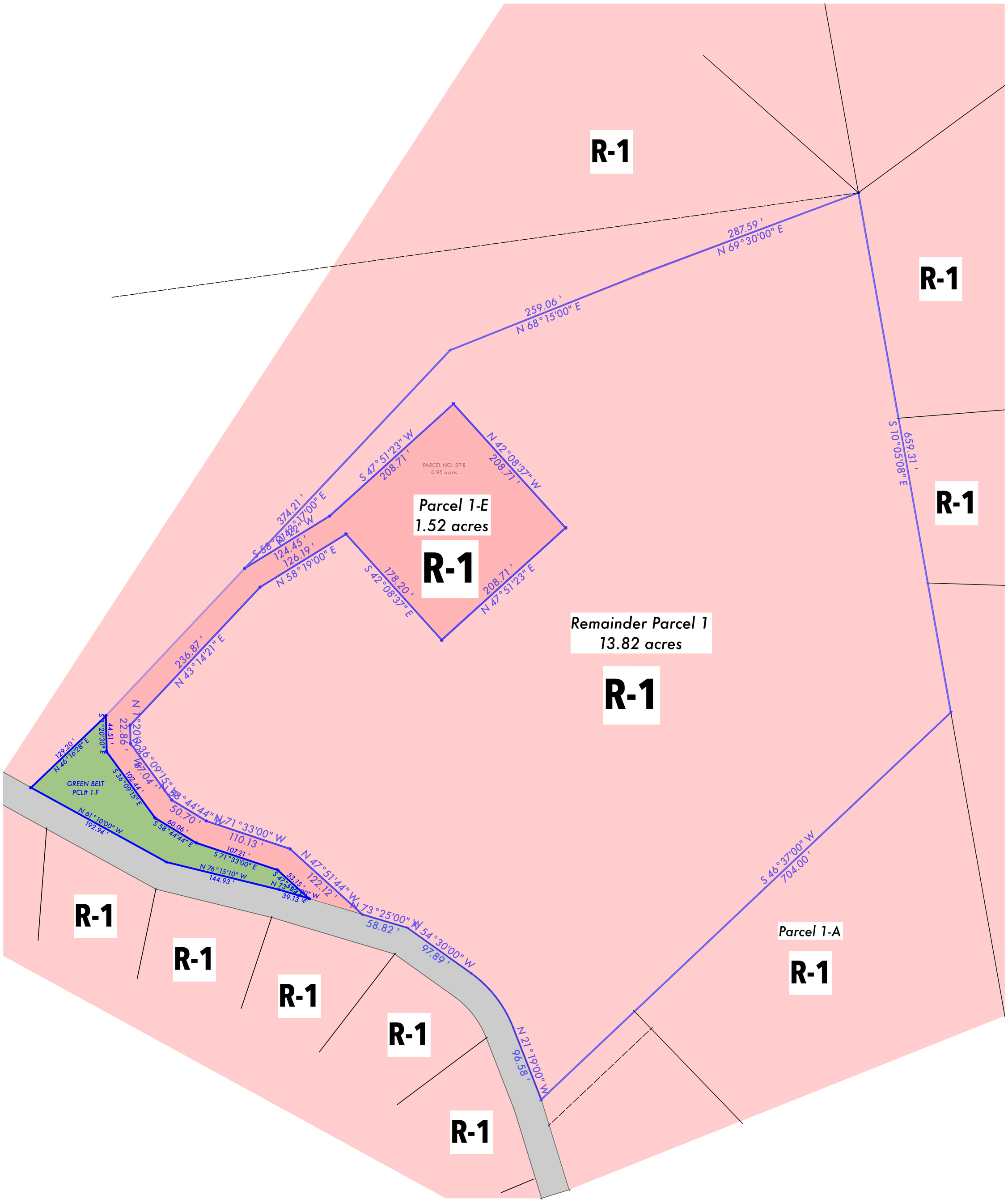
ROY SHERIDAN - Proposed Morning Star Parcel Re-Zoning

Parcels 1-F & 1 Rem. Estate Morning Star, Queens Quarter, St Croix, US Virgin Islands

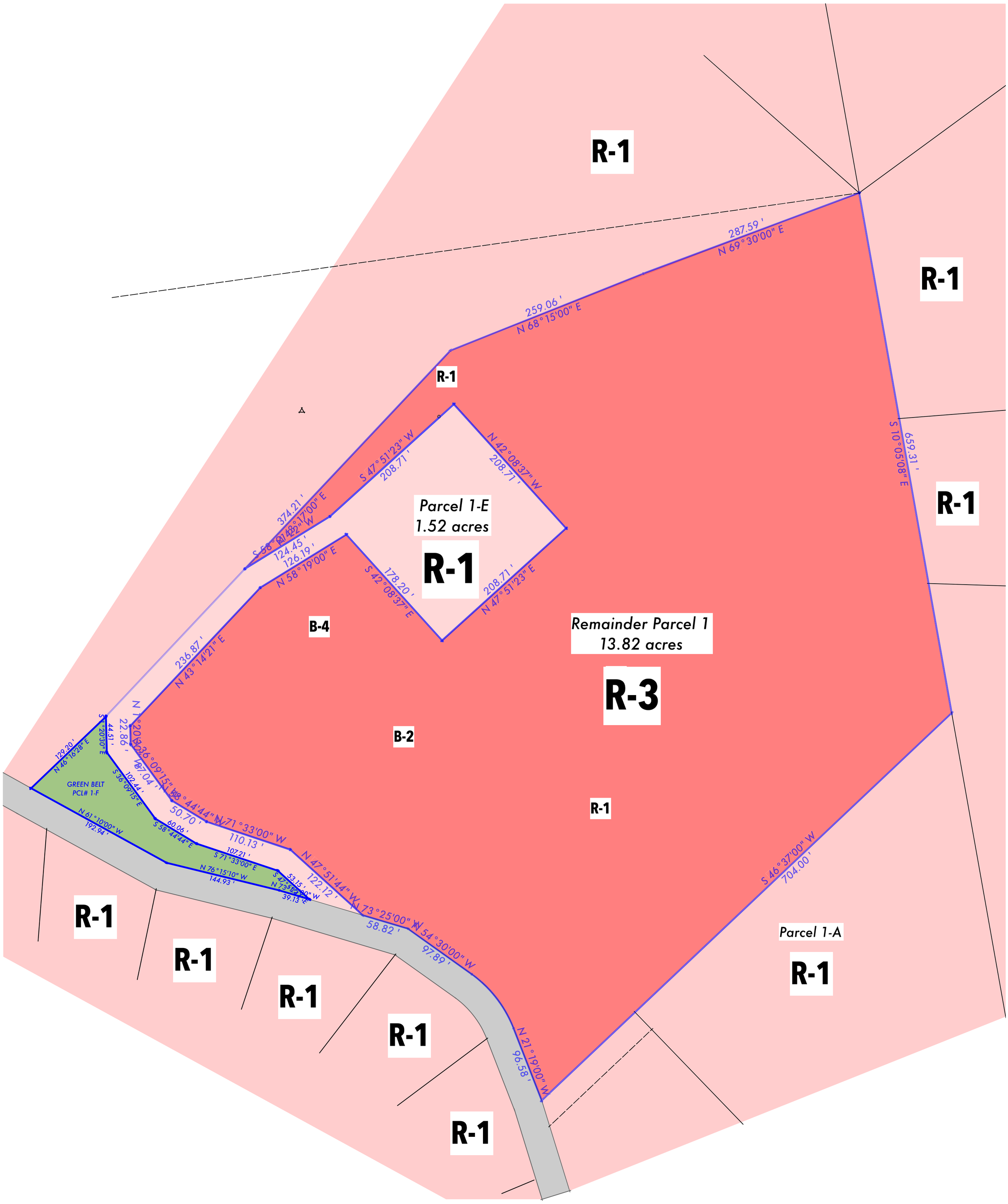
SURROUNDING PARCELS

Date: 09/09/25

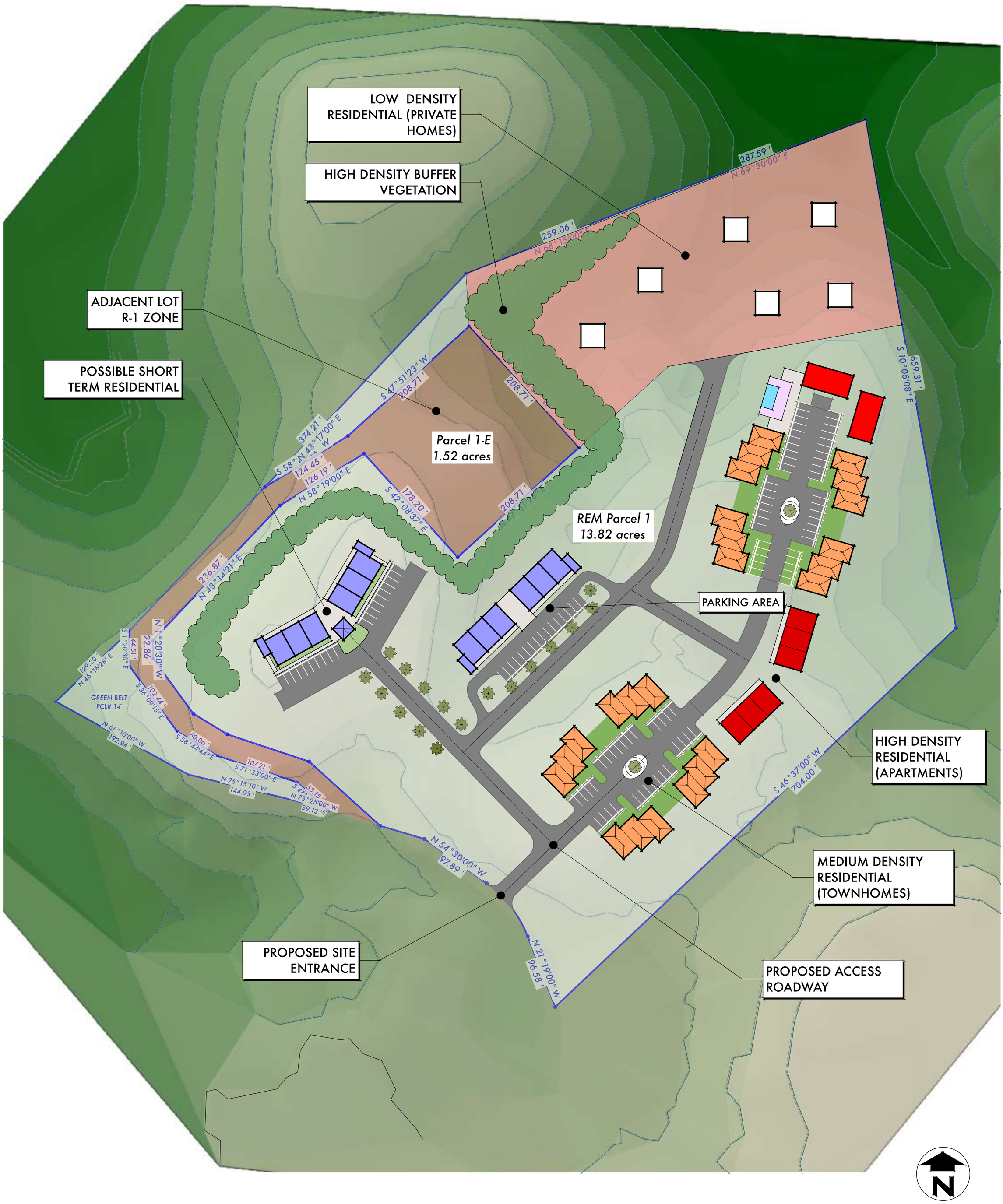
G-2



BRIAN TURNBULL Architect PO Box 301799 St Thomas, VI	**ROY SHERIDAN - Proposed Morning Star Parcel Re-Zoning** Parcels 1-F & 1 Rem. Estate Morning Star, Queens Quarter, St Croix, US Virgin Islands	**EXISTING LAND USE PLAN** Date: 09/09/25	**A-1**



BRIAN TURNBULL Architect PO Box 301799 St Thomas, VI	**ROY SHERIDAN - Proposed Morning Star Parcel Re-Zoning** Parcels 1-F & 1 Rem. Estate Morning Star, Queens Quarter, St Croix, US Virgin Islands	**PROPOSED LAND USE PLAN** Date: 09/15/25	**A-2**



BRIAN TURNBULL
Architect
PO Box 301799
St Thomas, VI

ROY SHERIDAN - Proposed Morning Star Parcel Re-Zoning

Parcels 1-F & 1 Rem. Estate Morning Star, Queens Quarter, St Croix, US Virgin Islands

CONCEPTUAL SITE PLAN

Date: 09/15/25

A-3