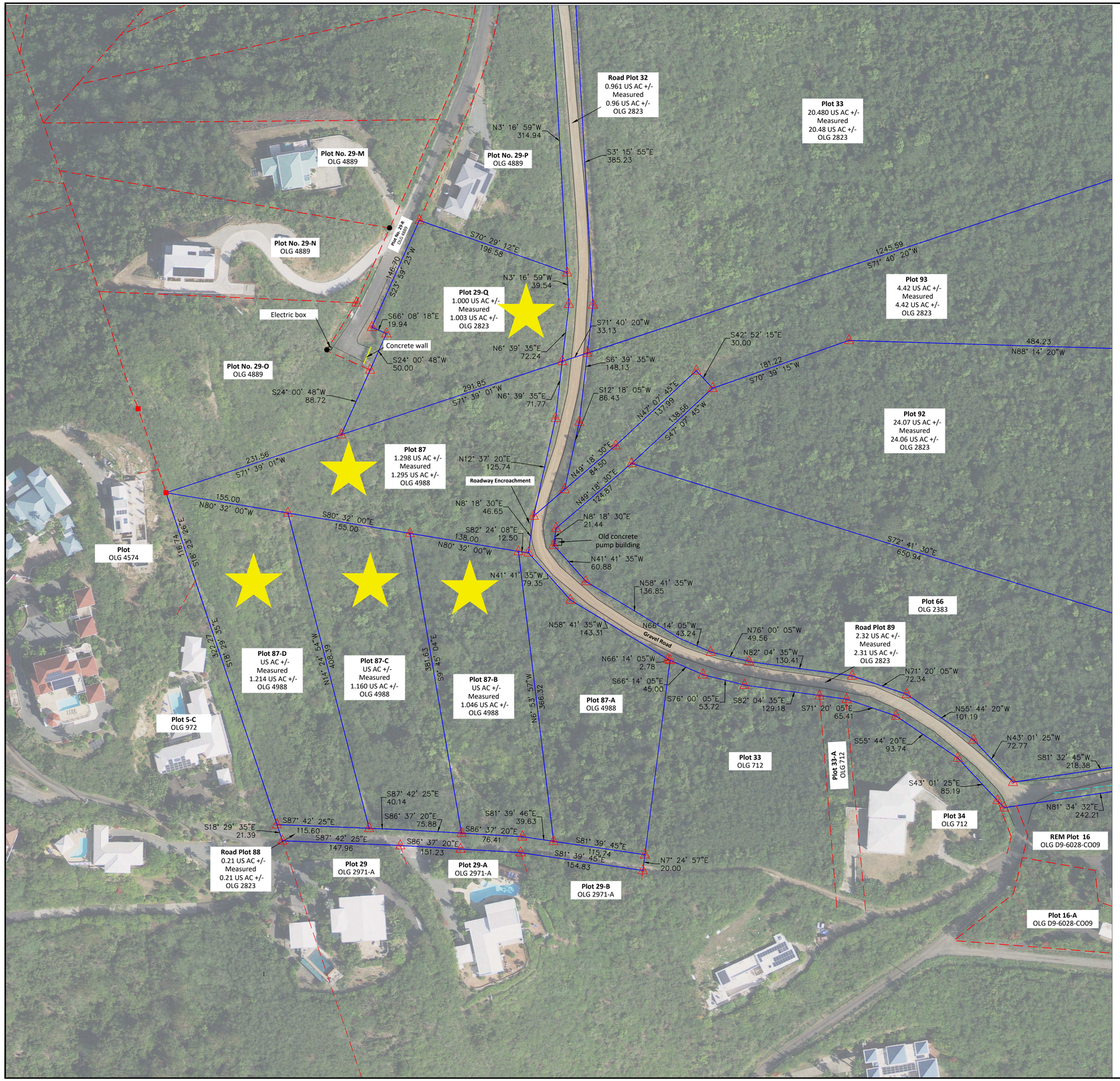

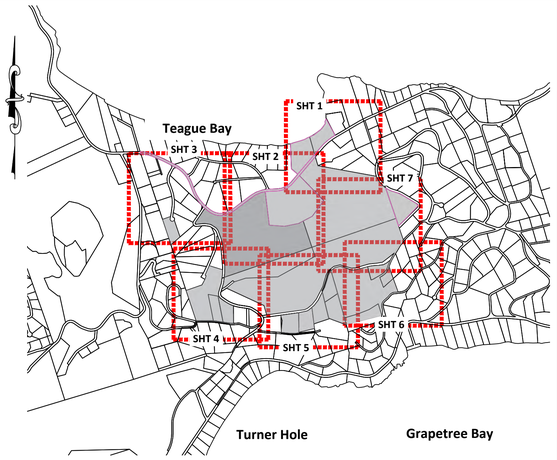

VICINITY MAP
(1" = 1000 ft)

NOTES:

1. BOUNDARY DESCRIPTION REFER TO OLG DRAWINGS 569, 629, 3048, 2427, 2810, 4988, 2823, 1477, 2881, 4989, 2831, 2839 & 1512.
2. THIS PROPERTY APPEARS TO LIE WITHIN "ZONE X", ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 780000 0075 G APRIL 16, 2007. PORTIONS IN ZONES AE & VE ARE DENOTED ON PLAN.
3. PROPERTY IS CURRENTLY ZONED R-1.
4. SURVEY IN U.S. UNITS AND CONDUCTED USING CONVENTIONAL SURVEY METHODS IN JUNE AND JULY 2021.
5. BASIS OF BEARINGS IS GRID NORTH FOR THE PUERTO RICO/ USVI ZONE 5200, NORTH AMERICAN DATUM OF 1983.
6. THIS IS NOT A BOUNDARY SURVEY, IT HAS BEEN COMPILED FROM MAPS OF RECORD AND EVIDENCE FOUND DURING THE FIELD SURVEY. GEOMETRIC ERRORS FOUND ON RECORDED MAPS HAVE BEEN CORRECTED TO AGREE WITH THE FOUND BOUNDARY MONUMENTATION. THE BOUNDARY LINES SHOWN REPRESENT OUR BEST EFFORTS TO REPRODUCE THE ORIGINAL SUBDIVIDERS INTENT.
7. THERE IS A 20 FOOT SETBACK AROUND THE PERIMETER OF EACH LOT. CONTIGUOUS LOTS HAVE A 20 FOOT SETBACK ALONG THE OUTER PERIMETER OF THE BOUNDARY.
8. EACH PLOT HAS A 10 FOOT FRONTYARD AND 6 FOOT SIDEYARD AND REAR EASEMENT FOR UTILITY PURPOSES

GRID

PLOT	ROAD PLOT	ESTATE	OLG	SHEET #
13		SOUTH SLOB	569	5, 6
15		SOUTH SLOB	569	5, 6
18		SOUTH SLOB	629	5
19		SOUTH SLOB	629	5
20		SOUTH SLOB	629	5
21		SOUTH SLOB	3048	5
21A		SOUTH SLOB	3048	5
	21AB	SOUTH SLOB	3048	5
REM 61		SOUTH SLOB	2427	6
61A		SOUTH SLOB	2427	6
67		SOUTH SLOB	2810	6
87		SOUTH SLOB	4988	4
87B		SOUTH SLOB	4988	4
87C		SOUTH SLOB	4988	4
87D		SOUTH SLOB	4988	4
	88	SOUTH SLOB	2823	4
	89	SOUTH SLOB	2823	4, 5, 6, 7
	90	SOUTH SLOB	2823	6, 7
91		SOUTH SLOB	2823	6, 7
92		SOUTH SLOB	2823	2, 4, 5, 6, 7
93		SOUTH SLOB	2823	2, 4, 5
2D		NORTH SLOB	1477	1
27		NORTH SLOB	2881	1, 2, 7
	28	NORTH SLOB	2823	1, 2,3
29D		NORTH SLOB	4989	3
29Q		NORTH SLOB	4989	4
	31	NORTH SLOB	2823	1, 7
	32	NORTH SLOB	2823	2, 3, 4
33		NORTH SLOB	2823	2, 3, 4, 5
REM 34		NORTH SLOB	2831	1, 2, 7
REM 30		NORTH SLOB	2839	1
30A		NORTH SLOB	2839	1
	36	NORTH SLOB	2839	1
REM 4		N GRAPETREE BAY	1512	7

This is to certify that this map and the survey on which it is based were made in substantial accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6 (if provided in a zoning report or letter to the surveyor), 8, 11, 16, & 18 (if Delineation Markers are observed) of Table A thereof. The field work was completed July 2021.

VIRGIN ISLANDS LICENSED SEAL 1053-LS LICENSED SURVEYOR JEFFREY L. BATEMAN

0 30 60
SCALE:
1" = 60 ft.

LEGEND:

PLOT PROP. LINE
OTHER PROPERTY LINE
SETBACK LINE
UNMARKED CORNER
UTILITY POLE
IRON PIN FOUND
CONCRETE MONUMENT (FOUND)

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ASBUILT SURVEY

LANDS OF YURI FARBER
ESTATES NORTH SLOB, SOUTH SLOB
& NORTH GRAPETREE BAY
Saint Croix, US Virgin Islands

Designed By:
Drawn By: cty
Checked By: JLB
Scale: 1" = 60'
Date: 15 AUG 2021
Revised:
Project Number: 21X140