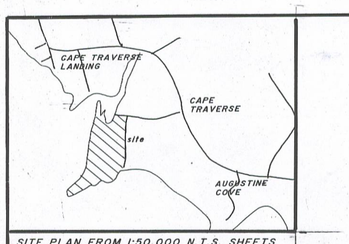



SITE PLAN FROM 1:50,000 N.T.S. SHEETS BORDEN IIL/4

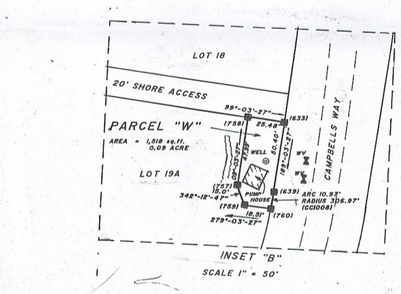
CO-ORDINATES BASED ON P.E.I. DOUBLE STEREO--GRAPHIC PROJECTION SYSTEM , NAD27 DATUM

| P.E.I. GRID CO-ORDINATES IN FEET | | |
|---|---|---|
| STA | EAST | NORTH |
| 44 | 337172.48 | 329906.39 |
| 45 | 337235.42 | 329886.55 |
| 177 | 337153.15 | 329485.44 |
| 179 | 337176.25 | 329318.69 |
| 511 | 337156.10 | 329641.62 |
| 517 | 337173.07 | 329384.04 |
| 409 | 337088.27 | 329037.07 |
| 520 | 337154.07 | 329031.98 |
| 522 | 337115.68 | 328885.78 |
| 523 | 336931.70 | 328768.43 |
| 525 | 336968.57 | 328713.69 |
| 526 | 337046.50 | 328895.03 |
| 531 | 337108.07 | 329372.59 |
| 534 | 337088.08 | 329247.07 |
| 535 | 337090.15 | 329474.40 |
| 537 | 337091.24 | 329653.86 |
| 532 | 337110.44 | 329323.78 |
| 542 | 336643.23 | 328494.62 |
| 543 | 336599.10 | 328468.91 |
| 544 | 336569.67 | 328527.99 |
| 546 | 336454.45 | 328396.85 |
| 547 | 336360.14 | 328367.91 |
| 548 | 336351.37 | 328433.33 |
| 549 | 336425.02 | 328455.93 |
| 556 | 336152.00 | 328340.01 |
| 557 | 335967.85 | 328174.34 |
| 558 | 335903.72 | 328189.95 |
| 559 | 336143.23 | 328405.43 |
| 560 | 336180.26 | 327752.92 |
| 561 | 335876.90 | 327800.73 |
| 563 | 336153.75 | 327579.94 |
| 564 | 336127.24 | 327406.95 |
| 565 | 336100.72 | 327233.97 |
| 566 | 336073.37 | 327061.13 |
| 567 | 336045.82 | 326888.31 |
| 568 | 336018.27 | 326715.50 |
| 569 | 335990.72 | 326542.68 |
| 570 | 335963.17 | 326369.86 |
| 571 | 335645.94 | 326476.12 |
| 572 | 335664.84 | 326594.63 |
| 573 | 335692.39 | 326767.44 |
| 574 | 335719.94 | 326940.26 |
| 575 | 335747.48 | 327113.09 |
| 576 | 335775.03 | 327285.90 |
| 577 | 335802.58 | 327458.72 |
| 578 | 335835.80 | 327630.63 |
| 579 | 335845.05 | 327669.92 |
| 580 | 335730.07 | 327423.09 |
| 581 | 335780.93 | 327685.53 |
| 545 | 336606.37 | 328549.36 |
| 609 | 335737.41 | 327469.11 |
| 611 | 335478.37 | 327738.24 |
| 612 | 335470.77 | 327536.59 |
| 613 | 335436.98 | 327469.81 |
| 614 | 335335.84 | 327300.22 |
| 608 | 335324.50 | 327224.46 |
| 615 | 335689.14 | 327166.33 |
| 616 | 335669.46 | 327042.89 |
| 617 | 335516.40 | 327067.29 |
| 618 | 335478.59 | 327023.00 |
| 619 | 335298.93 | 327051.34 |
| 545 | 336606.37 | 328549.36 |
| 622 | 335641.91 | 326870.07 |
| 623 | 335280.74 | 326927.65 |
| 624 | 335256.62 | 326754.29 |
| 625 | 335404.75 | 326730.67 |
| 626 | 335474.10 | 326770.24 |
| 627 | 335622.23 | 326746.63 |
| 628 | 335594.68 | 326573.81 |
| 629 | 335237.30 | 326630.78 |
| 630 | 335372.73 | 327339.88 |
| 631 | 335575.01 | 326450.37 |
| 632 | 335547.46 | 326277.55 |
| 633 | 335544.31 | 326257.80 |
| 634 | 3551168.53 | 326317.71 |
| 635 | 335191.79 | 326391.56 |
| 636 | 335205.86 | 326458.58 |
| 637 | 335354.00 | 326434.97 |
| 638 | 335426.88 | 326473.99 |
| 639 | 335536.37 | 326208.03 |
| 640 | 335416.38 | 326010.01 |
| 641 | 335455.76 | 325957.04 |
| 642 | 335601.55 | 326197.64 |
| 643 | 335476.81 | 326069.54 |
| 644 | 335143.89 | 326220.79 |
| 46 | 337194.30 | 329844.10 |
| 646 | 335348.17 | 325959.29 |
| 47 | 337129.45 | 329856.34 |
| 652 | 335159.24 | 325838.69 |
| 48 | 3371170.87 | 329930.08 |
| 605 | 335415.75 | 327981.64 |
| 606 | 335831.30 | 327892.46 |
| 610 | 335426.88 | 327815.00 |
| 657 | 335157.24 | 325694.30 |
| 658 | 334935.66 | 325682.56 |
| 667 | 335387.55 | 325906.33 |
| 676 | 334885.12 | 325226.74 |
| 677 | 334827.28 | 325243.65 |
| 679 | 334781.10 | 325311.00 |
| 680 | 334841.11 | 325331.87 |
| 692 | 335779.26 | 326454.87 |
| 693 | 335819.98 | 326392.69 |
| 694 | 335944.09 | 326246.32 |
| 695 | 335618.40 | 326303.31 |
| 696 | 335917.38 | 326073.38 |
| 697 | 335784.40 | 326096.64 |
| 702 | 335174.60 | 326336.99 |
| 715 | 335163.41 | 325904.55 |
| 3575 | 335971.83 | 326424.18 |
| 3579 | 336095.79 | 327201.78 |
| 3599 | 337163.17 | 329909.90 |
| 1000 | 337582.68 | 329561.12 |
| 1001 | 336916.19 | 329338.80 |
| 1003 | 336732.27 | 329064.61 |
| 1004 | 336424.41 | 328819.59 |
| 1005 | 336320.11 | 328666.52 |
| 1006 | 3361181.17 | 328122.41 |
| 1007 | 338439.15 | 327038.41 |
| 1008 | 335233.23 | 326256.36 |
| 1009 | 335181.11 | 326184.00 |
| 1010 | 335320.01 | 325475.98 |
| 1011 | 335152.92 | 325738.89 |
| 1015 | 334802.77 | 325248.66 |
| 3605 | 337409.01 | 330547.12 |
| 1676 | 340191.40 | 331028.64 |
| 1677 | 340028.35 | 329165.78 |
| 552 | 336206.77 | 327925.90 |
| 553 | 335918.29 | 327970.77 |
| 698 | 335902.12 | 325974.55 |
| 699 | 335699.92 | 325960.76 |
| 700 | 335572.71 | 326101.89 |
| 701 | 335873.46 | 325789.00 |
| 703 | 335809.72 | 325677.21 |
| 704 | 335759.47 | 325685.22 |
| 705 | 335589.93 | 325803.70 |
| 706 | 335667.92 | 325663.59 |
| 707 | 335516.20 | 326013.39 |
| 708 | 335763.65 | 325793.14 |
| 709 | 335568.53 | 325691.19 |
| 713 | 335437.89 | 325779.91 |
| 761 | 335285.18 | 325781.61 |
| 714 | 335409.56 | 325922.69 |
| 670 | 334769.98 | 325191.38 |
| 779 | 335584.40 | 325686.79 |
| 782 | 335006.04 | 325816.22 |
| 783 | 335064.44 | 325785.48 |
| 784 | 334895.40 | 325573.27 |
| 785 | 334959.80 | 325558.79 |
| 790 | 334994.06 | 325651.81 |
| 602 | 335490.21 | 328146.80 |
| 603 | 335405.26 | 328199.63 |
| 604 | 335382.22 | 328199.07 |
| 607 | 335860.87 | 328013.92 |

| P.E.I. GRID CO-ORDINATES IN FEET | | |
|---|---|---|
| STA | EAST | NORTH |
| 599 | 335890.44 | 328135.37 |
| 600 | 335623.53 | 328303.86 |
| 601 | 335073.45 | 325799.58 |
| 645 | 335102.50 | 326091.24 |
| 647 | 335324.99 | 325869.33 |
| 648 | 335049.54 | 325933.15 |
| 650 | 334889.73 | 325619.31 |
| 653 | 335142.01 | 325604.81 |
| 654 | 335168.22 | 325613.04 |
| 655 | 335024.05 | 325552.38 |
| 659 | 334796.04 | 325530.50 |
| 660 | 334578.07 | 325351.15 |
| 661 | 334457.87 | 325330.65 |
| 662 | 334304.66 | 325361.40 |
| 663 | 334368.53 | 325261.21 |
| 664 | 334401.99 | 325137.48 |
| 665 | 334520.10 | 325116.27 |
| 666 | 334523.08 | 325238.01 |
| 668 | 334608.07 | 325239.49 |
| 669 | 335222.86 | 325638.32 |
| 670 | 334769.98 | 325191.38 |
| 671 | 334705.87 | 325051.22 |
| 672 | 334524.85 | 325262.04 |
| 673 | 334653.56 | 325097.38 |
| 674 | 334571.55 | 325082.67 |
| 675 | 334679.44 | 325434.55 |
| 678 | 334939.89 | 325470.26 |
| 681 | 334745.89 | 325215.19 |
| 710 | 335450.92 | 325686.23 |
| 711 | 335322.14 | 325661.36 |
| 712 | 335434.14 | 325682.99 |
| 716 | 335033.82 | 325896.36 |
| 717 | 335228.99 | 325841.32 |
| 780 | 335282.77 | 325652.22 |
| 786 | 334514.20 | 325117.33 |
| 787 | 334530.82 | 325343.09 |
| 788 | 334787.21 | 325241.09 |
| 789 | 334603.96 | 325263.53 |
| 753 | 336003.49 | 328251.37 |
| 756 | 336228.73 | 328069.22 |
| 757 | 335211.59 | 326214.42 |
| 758 | 335519.14 | 326261.81 |
| 759 | 335516.17 | 326200.14 |
| 760 | 335534.45 | 326197.23 |
| 450 | 336283.59 | 328110.46 |
| 455 | 336211.47 | 328347.98 |
| 591 | 337063.14 | 328800.97 |
| 592 | 336687.70 | 328524.56 |
| 593 | 335964.26 | 328555.70 |
| 595 | 336848.39 | 328186.17 |
| 596 | 335746.69 | 328449.64 |
| 597 | 335637.93 | 328331.11 |
| 682 | 337325.88 | 328584.60 |
| 684 | 337344.62 | 328855.18 |
| 689 | 336535.45 | 328437.21 |
| 690 | 336666.26 | 328161.76 |
| 691 | 336958.62 | 328706.98 |
| 761 | 335861.55 | 328016.71 |
| 762 | 335864.03 | 328026.90 |
| 763 | 335550.33 | 328217.62 |
| 764 | 335543.77 | 328209.90 |
| 765 | 336459.33 | 328134.02 |
| 766 | 336386.84 | 328372.73 |
| 767 | 337328.30 | 328619.52 |
| 768 | 337034.06 | 328593.95 |
| 775 | 336988.86 | 328397.17 |
| 776 | 335725.73 | 328426.97 |
| 777 | 336053.34 | 328377.75 |
| 778 | 336645.90 | 328948.58 |
| 948 | 336643.78 | 328709.23 |
| 949 | 336564.45 | 328867.40 |
| 967 | 336754.38 | 328842.01 |
| 968 | 336698.63 | 328611.48 |
| 969 | 336595.31 | 328764.92 |
| 970 | 336473.99 | 328761.14 |
| 971 | 336494.75 | 328813.47 |
| 972 | 336545.63 | 328844.39 |
| 973 | 336540.14 | 328513.27 |
| 974 | 336488.01 | 328617.91 |
| 975 | 336398.48 | 328681.52 |
| 976 | 336354.11 | 328609.57 |
| 977 | 336220.48 | 328556.96 |
| 978 | 336191.64 | 328563.64 |
| 979 | 336211.62 | 328414.60 |
| 3580 | 336234.04 | 328103.92 |
| 3581 | 336953.69 | 328200.29 |
| 3582 | 337024.07 | 328594.27 |
| 769 | 336785.58 | 328590.47 |

P.E.I. GRID NORTH

CAPE TRAVERSE COVE




INSET "B"
SCALE 1" = 50'

PROVOST COVE

CAPE TRAVERSE RIVER

SAND BEACH

SAND DUNE

SALT MARSH

APPROXIMATE ORDINARY HIGH WATER MARK

APPROXIMATE EDGE OF CHARLOTTETOWN CLASS SOIL AS SCALED OFF SOILS MAP

50' FORESTED RIPARIAN ZONE

OPEN AREA

60' BUFFER ZONE

"REVISED TERTIARY SAND DUNE AREA"

10' WALKWAY

BUFFER ZONE

TOP OF BANK

APPROXIMATE ORDINARY HIGH WATER MARK

CAMPBELLS WAY

PARCEL "B"

66' RIGHT OF WAY, AREA = 7.38 ACRES

ROW TO BBI

SEWAGE DISPOSAL AREA

EDGE OF SAND DUNES AS INDICATED BY DEPT. OF ENVIRONMENT

PROPERTY NOW OR FORMERLY OF SUNSET DUNES AT BELLS POINT INC. (209916)

(REFER TO PLAN OF SURVEY PREPARED BY GULF SURVEYS LTD. DWG. NO. 6325-A)

1 AREA = 1.20 ACRE
2 AREA = 1.05 ACRE
3 AREA = 1.01 ACRE
4 AREA = 1.22 ACRE
5 AREA = 1.34 ACRE
6 AREA = 1.59 ACRE
7 AREA = 2.05 ACRES
8 AREA = 1.93 ACRE
9 AREA = 1.78 ACRE
10 AREA = 2.03 ACRES
11 AREA = 1.26 ACRE
12 AREA = 1.25 ACRE
13 AREA = 1.25 ACRE
14 AREA = 1.25 ACRE
15 AREA = 1.25 ACRE
16 AREA = 1.25 ACRE
17 AREA = 1.27 ACRE
18 AREA = 1.28 ACRES
19A AREA = 1.09 ACRE
20 AREA = 0.80 ACRE
21 AREA = 0.75 ACRE
22 AREA = 0.65 ACRE
23 AREA = 0.76 ACRE
24 AREA = 0.71 ACRE
25 AREA = 0.62 ACRE
26 AREA = 0.76 ACRE
27 AREA = 1.23 ACRE
28 AREA = 1.37 ACRE
29 AREA = 1.32 ACRE
30 AREA = 1.18 ACRE
31 AREA = 1.13 ACRE
32 AREA = 1.12 ACRE
33 AREA = 1.33 ACRE
34 AREA = 1.32 ACRE
35 AREA = 1.33 ACRE
36 AREA = 1.32 ACRE
37 AREA = 1.32 ACRE
38 AREA = 1.31 ACRE
39 AREA = 1.26 ACRE
40 AREA = 1.20 ACRE
41 AREA = 1.43 ACRE
42 AREA = 0.94 ACRE
43 AREA = 1.0 ACRE
44 AREA = 1.15 ACRE
45 AREA = 1.35 ACRE
46 AREA = 1.54 ACRE
47 AREA = 0.86 ACRE
48 AREA = 0.65 ACRE
49 AREA = 0.76 ACRE
50 AREA = 0.76 ACRE
61 AREA = 1.01 ACRE
62 AREA = 0.99 ACRE

CAMPBELLS WAY

LORDS SEASIDE LANE

MacWILLIAMS LANE

BELLS POINT ROAD

END OF ASPHALT

TO CAPE TRAVERSE ROAD

PROPERTY NOW OR FORMERLY OF ERIC J. MURRAY (666826)

PROPERTY NOW OR FORMERLY OF DONALD MacWILLIAMS (606269)

PROPERTY NOW OR FORMERLY OF SHIRLEY LORD (209890)

PROPERTY NOW OR FORMERLY OF LILA G. CAMPBELL Liber 71 Folio 541 (209916)

20' RIGHT OF WAY FOR 209916 AS SHOWN ON LOCUS PLAN

RECENTLY CONSTRUCTED (2005) PONDS UNDER MANAGEMENT OF DUCKS LIMITED

20' RIGHT OF WAY AS DESCRIBED IN DEED TO LILA G. CAMPBELL Liber 679 Folio 37.

FENCE & DYKE LINE

NOTE: 20' RIGHT OF WAY CONTINUES TO PUBLIC ROAD

PROPERTY NOW OR FORMERLY OF SHIRLEY LORD Liber 294 Folio 84 Liber 770 Folio 26 (209890)

(REFER TO PLAN OF SURVEY PREPARED BY G.I.S. INNOVATIONS LTD. DWG. NO. 6-03-65)

PROPERTY NOW OR FORMERLY OF ERIC J. MURRAY Liber 704 Folio 14 (666826)

INSET "A"
SCALE 1" = 100'

NOTES:
1. THIS SURVEY IS REFERENCED TO P.E.I. GRID MONUMENT NOS 1676 & 1677.

LEGEND

| | |
|---|---|
| LEGAL SURVEY MARKER SET | ■ |
| LEGAL SURVEY MARKER FOUND | ■ F.D.S.M. |
| CALCULATED POINT | • |
| FENCE LINE | -x- |
| EDGE OF WOODS | |
| WELL | ⊕ |
| TEST PIT | ⊡ |
| HEDGE | |
| POWER POLE | O PP |
| WATER VALVE | ⋈ WV |

I, ALBERT J. WRIGHT, Prince Edward Island Land Surveyor, do hereby certify that this survey was executed under my direction and supervision, and that this plan is a true and correct representation of the said survey.

P.E.I. Land Surveyor

# GULF SURVEYS LTD.

PLAN OF SURVEY SHOWING SUBDIVISION OF PROPERTY OF

## SUNSET DUNES AT BELLS POINT INC. (209916) Liber 679 Folio 37

CAPE TRAVERSE LOT 28 PRINCE CO.

DATE: APRIL 1, 2003 REVISED JUNE 3, 2003, SEPTEMBER 15, 2003, OCTOBER 24, 2003, DECEMBER 10, 2003 DECEMBER 24, 2003, AUGUST 9, 2004, OCTOBER 6, 2005, DECEMBER 5, 2005 JUNE 7, 2006, JUNE 19, 2006, OCTOBER 6, 2006

SCALE 1" = 100'

100 50 0 100 200 300 400 500

DWG. NO. 6325