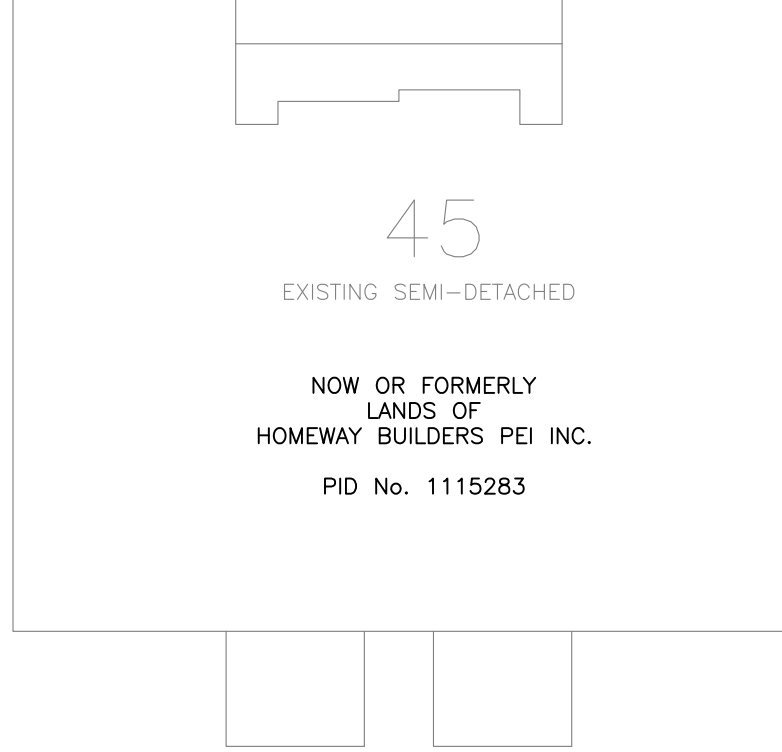
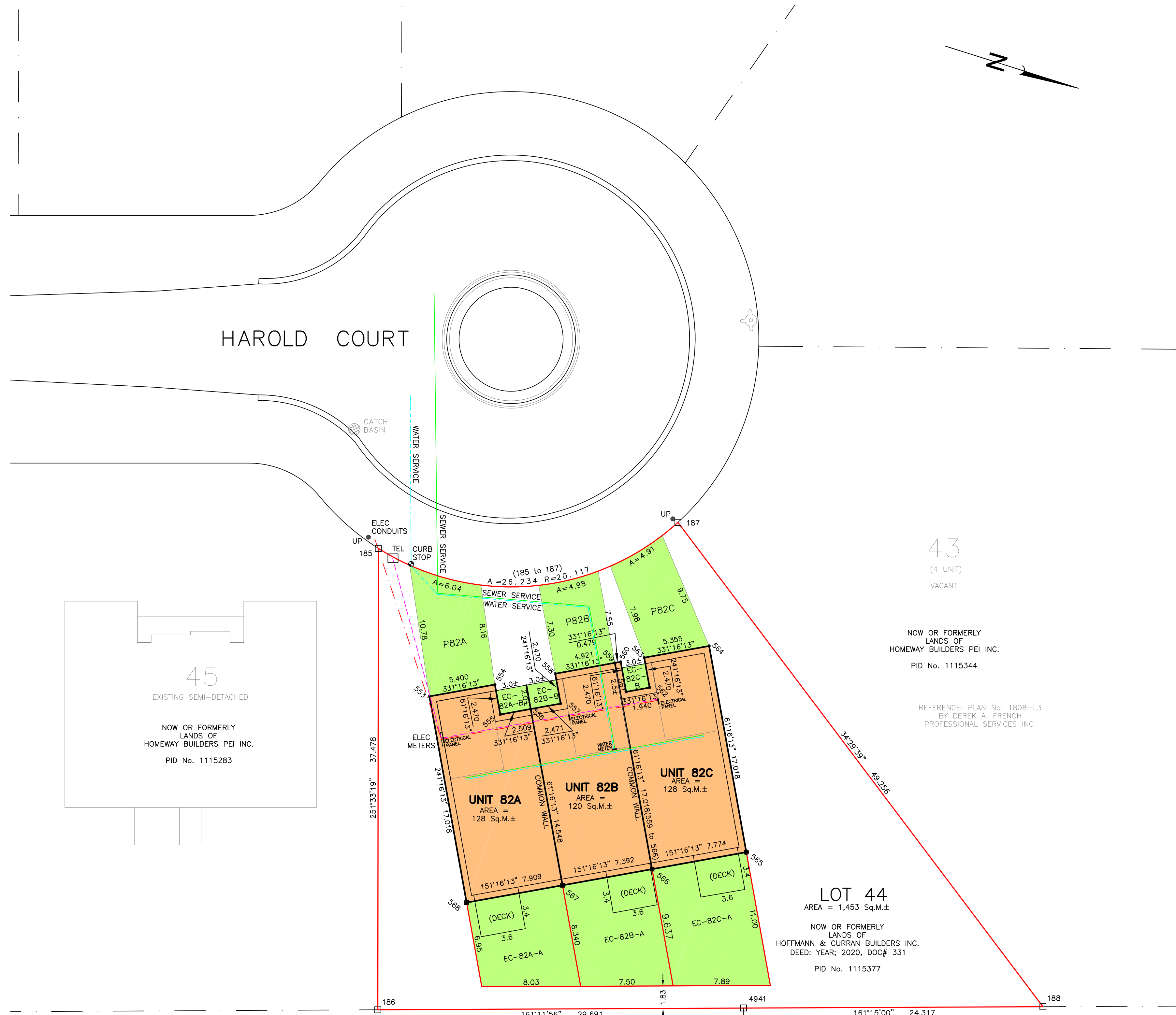


KEY PLAN (N.T.S.)

P.E.I. DOUBLE STEREOGRAPHIC PROJECTION COORDINATES  
EXPRESSED IN METRES, NAD83 (CSRS) DATUM

Point	Northing	Easting
185	686961.843	384217.048
186	686973.701	384252.602
187	686984.236	384207.321
188	687024.833	384235.216
553	686969.593	384227.130
554	686974.328	384224.534
555	686975.516	384226.700
556	686977.716	384225.494
557	686979.883	384224.306
558	686978.695	384222.140
559	686983.011	384219.775
560	686983.431	384219.544
561	686984.618	384221.710
562	686986.319	384220.778
563	686985.132	384218.612
564	686989.828	384216.038
565	686995.008	384230.961
566	686991.191	384234.698
567	686984.709	384238.251
568	686977.773	384242.053
4941	687001.806	384243.033



45  
EXISTING SEMI-DETACHED  
NOW OR FORMERLY  
LANDS OF  
HOMEWAY BUILDERS PEI INC.  
PID No. 1115283

43  
(4 UNIT)  
VACANT  
NOW OR FORMERLY  
LANDS OF  
HOMEWAY BUILDERS PEI INC.  
PID No. 1115344

REFERENCE: PLAN No. 1808-L3  
BY DEREK A. FRENCH  
PROFESSIONAL SERVICES INC.

LOT 44  
AREA = 1,453 Sq.M.±  
NOW OR FORMERLY  
LANDS OF  
HOFFMANN & CURRAN BUILDERS INC.  
DEED: YEAR: 2020, DOC# 331  
PID No. 1115377

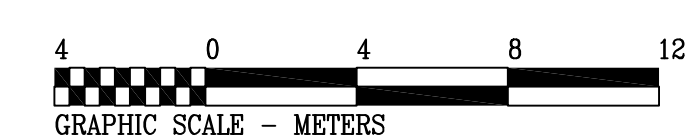
NOW OR FORMERLY  
LANDS OF  
McPHAIL POULTRY FARM  
PID No. 248781

NOW OR FORMERLY  
LANDS OF  
TINA L. LUTHER &  
DWAYNE G. STRIDE  
PID No. 920546

**SURVEY NOTES**

- ALL DIMENSIONS ARE GIVEN IN METRIC UNLESS NOTED (OTHERWISE).
- AZIMUTHS AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE PEI DOUBLE STEREOGRAPHIC PROJECTION WITH NAD83 (CSRS) REFERENCE SYSTEM EPOCH 2010 AND DERIVED FROM THE PEI ACTIVE CONTROL SYSTEM.
- RTK GPS OBSERVATIONS WERE USED TO DERIVE THIS SURVEY.
- SURVEY MARKERS PLACED WERE MARKED WITH "2021" AND "38" REPRESENTING YEAR AND SURVEYOR'S NUMBER, RESPECTIVELY.
- PROPERTY NUMBERS AND PROPERTY OWNER'S NAMES HAVE BEEN PROVIDED BY THE PEI DEPARTMENT OF FINANCE AND MUNICIPAL AFFAIRS TAXATION AND PROPERTY RECORDS, GEOMATICS INFORMATION CENTRE.

SCALE 1:200 METRIC



**LEGEND**

- SUBJECT LANDS . . . . .
- FOUND SURVEY MARKER . . . . .
- PLACED SURVEY MARKER . . . . .
- PLACED CONCRETE NAIL . . . . .
- CALCULATED POINT . . . . .
- UTILITY POLE . . . . .
- ELECTRICAL . . . . .
- COMMUNICATION PEDESTAL . . . . .
- SEWER SERVICE . . . . .
- WATER SERVICE . . . . .
- UNDERGROUND ELECTRICAL LINES . . . . .
- UNDERGROUND COMMUNICATIONS LINES . . . . .

**CERTIFICATE OF REGISTRATION**  
QUEENS COUNTY CONDOMINIUM PLAN No. \_\_\_\_\_  
LEVEL 1 \_\_\_\_\_ LEGAL BOUNDARY SURVEY REGISTERED IN THE OFFICE OF THE REGISTRAR OF DEEDS FOR QUEENS COUNTY AT \_\_\_\_\_ O'CLOCK N THE \_\_\_\_TH DAY OF \_\_\_\_\_ 2021

DECLARATION REGISTERED AS No. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT:  
1. THIS SURVEY AND PLANS ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT AND LAND SURVEY ACT, R.S.P.E.I. 1988, CAP. L-2.1  
2. THIS PLAN INCLUDES ALL ITEMS SET OUT IN SUBSECTION 4(1) OF THE ACT OR IN THE CASE OF VACANT LAND CONDOMINIUMS, ALL ITEMS SET OUT IN SUBSECTION 62(1) OF THE REGULATIONS.  
3. I WAS PRESENT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN.  
4. THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY.  
5. THE SURVEY WAS COMPLETED ON JANUARY 11, 2021.  
  
Derek A. French  
DEREK A. FRENCH  
PRINCE EDWARD ISLAND LAND SURVEYOR  
FEBRUARY 24, 2021  
(DATE)

I, DEREK A. FRENCH, 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 SAID SURVEY.  
Derek A. French  
DEREK A. FRENCH P.E.I. LAND SURVEYOR  
FEBRUARY 24, 2021  
DATE

**OWNER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUT INSTRUCTIONS.  
  
HAROLD COURT CONDOS  
HOFFMANN & CURRAN BUILDERS INC.  
DIRECTOR

**UNIT DEFINITION**  
THE MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNIT ON LEVEL '1' AS DESCRIBED AND NUMBERED IN THE DESCRIPTION ARE IN ACCORDANCE WITH THE REGULATIONS PART II SECTION 36.(1) (SURVEYS AND PLANS, MONUMENTATION) UNDER THE CONDOMINIUM ACT.

**A - HORIZONTALLY**  
HORIZONTALLY BY A BOUNDARY FORMED OF A STRAIGHT LINE OF NEAR ZERO WIDTH AND OF LENGTH AS DEFINED HEREON JOINING MONUMENTS PLACED, AND OR CALCULATED POINTS AS SHOWN HEREON. MONUMENTS ARE STANDARD SURVEY MARKERS CONSISTING OF A ROUND IRON BAR FITTED WITH A ROUND INSCRIBED CAP AND CONCRETE NAILS.  
  
**B - VERTICALLY**  
VERTICAL BOUNDARIES SHALL EXTEND UPWARDS & DOWNWARDS WITHOUT LIMITS NOT WITHSTANDING THE FOREGOING, THE UNITS SHALL NOT INCLUDE:  
A. SUCH PIPES, WIRES, CABLES, CONDUITS, OR PUBLIC UTILITY LINES AND OTHER LIKE MATERIALS LOCATED ABOVE OR BELOW GROUND USED FOR POWER, CABLE, TELEVISION, COMMUNICATION, WATER, SEWER, HEATING AND DRAINAGE WHICH ARE WITHIN ANY UNIT AND PROVIDE SERVICE TO MORE THAN ONE UNIT. THE UNIT SHALL INCLUDE ALL OF THE FOREGOING OR ANY PORTIONS THEREOF IN THIS CLAUSE DEEMED TO SERVICE THE UNIT EXCLUSIVELY.

COMMON ELEMENTS IN THIS VACANT LAND CONDOMINIUM DEVELOPMENT INVOLVE A COMMON AREA BOUNDED BY THE EXTERIOR PERIMETER OF PROPERTY OF HOFFMANN & CURRAN BUILDERS INC. PROPERTY AS SHOWN HEREON EXCLUSIVE OF UNITS 82A, 82B & 82C AND SUBJECT TO VARIOUS EASEMENTS.

**COMMON EXCLUSIVE AREA (GREEN)**  
EC-82A-A (REAR YARD) & EC-82A-B (DECK) - COMMON EXCLUSIVE TO UNIT 82A  
EC-82B-A (REAR YARD) & EC-82B-B (DECK) - COMMON EXCLUSIVE TO UNIT 82B  
EC-82C-A (REAR YARD) & EC-82C-B (DECK) - COMMON EXCLUSIVE TO UNIT 82C

**COMMON EXCLUSIVE AREA (GREEN)**  
PB2A (PARKING) INCLUDED IN UNIT 82A  
PB2B (PARKING) INCLUDED IN UNIT 82B  
PB2C (PARKING) INCLUDED IN UNIT 82C

**REFERENCE PLAN**  
1. REFERENCE PLAN No. 1808-L3 BY DEREK A. FRENCH PROFESSIONAL SERVICES INC.

Prepared by:  
**Derek A. French Professional Services Inc.**  
DEREK A. FRENCH, P.E.I.L.S.  
588 MAIN STREET, CORNWALL, PEI, COA 1H0  
t: 902-394-2945  
dfrenchservices@gmail.com

**PLAN OF SURVEY SHOWING  
HAROLD COURT CONDOS  
LEVEL 1 (UNITS 82A, 82B & 82C)  
LEGAL BOUNDARY SURVEY**

CORNWALL  
QUEENS COUNTY  
DRAWN BY: RJDC  
DRAWING No. 21016  
  
LOT 32  
PID No. 1115377  
PAGE 1 OF 2  
FEBRUARY 24, 2021