

0:\300\09779 ST KITTS\DWG\PLANS\22270 Harbour Lots\Harbour Lots PH 2B.dwg - Apr 23, 2013 - 8:07:17 AM

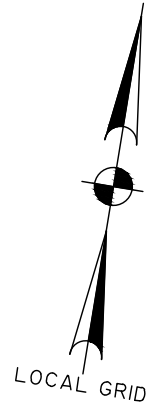
DR. KENNEDY A. SIMMONDS HIGHWAY

HARBOUR MOON LANE

40' DEVELOPMENT RIGHT OF WAY

LANDS OF KHT LAND HOLDINGS LIMITED (FUTURE DEVELOPMENT)

GREAT SALT POND LANDS OF KHT LAND HOLDINGS LIMITED (FUTURE DEVELOPMENT)



LINE	BEARING	LENGTH
L1	S 77°17'49" E	152.95'
L2	S 77°17'49" E	60.82'
L3	S 27°58'09" E	29.33'
L4	N 51°41'00" W	27.82'
L5	N 81°22'58" W	69.67'
L6	S 76°31'45" W	61.48'
L7	S 85°30'09" W	22.25'
L8	S 79°13'49" W	61.32'
L9	S 88°50'00" W	41.27'
L10	N 69°15'23" W	29.68'
L11	N 69°15'23" W	5.31'
L12	N 55°33'14" W	67.03'
L13	N 51°36'17" W	30.61'
L14	N 53°00'27" W	41.20'
L15	N 53°00'27" W	20.37'
L16	N 67°01'52" W	46.02'
L17	N 49°21'50" W	57.56'
L18	N 39°45'41" W	23.27'

**LEGEND**

- CALCULATED POINT (NO MONUMENT SET)
- PROPERTY CORNER TO BE SET (5/8" REBAR, STABILIZED WITHIN CONCRETE, OR 4" CONCRETE MONUMENT)
- PBS PRIMARY BUILDING SETBACK
- SBS SECONDARY BUILDING SETBACK
- [Hatched Box] SECONDARY BUILDING ZONE
- [Cross-hatched Box] OVER WATER BUILDABLE AREA
- [Diagonal-hatched Box] UTILITY EASEMENT

**NOTES:**

1. ALL DISTANCES SHOWN ARE GROUND. GROUND TO GRID SCALE FACTOR: 0.999615.
2. ALL LOT CORNERS AND RIGHTS-OF-WAY P.C.'S AND P.T.'S ARE TO BE WITNESSED BY CONCRETE MONUMENTS WHEREVER FEASIBLE. 5/8" REBAR, STABILIZED BY CONCRETE, IS TO BE USED OTHERWISE.
3. ALL EASEMENTS SHOWN HEREON, INCLUDING, BUT NOT LIMITED TO UTILITY AND DRAINAGE EASEMENTS, ARE GRANTED AND/OR RESERVED UNTO CHRISTOPHE HARBOUR DEVELOPMENT COMPANY LIMITED, ITS SUCCESSORS, ASSIGNS AND/OR DESIGNEES, AND/OR OTHER DESIGNATED PARTIES AS SET FORTH IN AND PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHRISTOPHE HARBOUR (THE "MASTER COVENANTS") AND THE OTHER GOVERNING DOCUMENTS (AS DEFINED IN THE MASTER COVENANTS), AS THEY MAY BE MODIFIED, AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.
4. IN ACCORDANCE WITH THE MASTER COVENANTS AND THE OTHER GOVERNING DOCUMENTS, AS THEY MAY BE MODIFIED, AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME, ALL PRIMARY BUILDING SETBACKS, SECONDARY BUILDING SETBACKS, SECONDARY BUILDING ZONES, AND OVER WATER BUILDABLE AREAS SHOWN HEREON RESPECTING LOTS ARE SUBJECT TO CHANGE AND ALTERATION BY THE CHRISTOPHE HARBOUR DESIGN REVIEW BOARD TO ACCOMMODATE INDIVIDUAL HOME DESIGNS AND HOMESITE CHARACTERISTICS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	480.20'	99.00'	S 83°12'11" E	98.82'	11°48'44"
C2	30.00'	15.98'	S 62°02'23" E	15.79'	30°30'52"
C3	30.00'	9.85'	S 37°22'33" E	9.81'	18°48'48"
C4	44.01'	53.32'	S 62°40'29" E	50.12'	69°24'44"
C5	44.01'	42.20'	N 55°09'05" E	40.60'	54°56'08"

A SUBDIVISION PLAN OF  
**HARBOURSIDE**  
**PHASE 2B**  
**4 RESIDENTIAL LOTS**

CHRISTOPHE HARBOUR  
ST. KITTS PENINSULA RESORT DISTRICT  
ST. KITTS, WEST INDIES

PREPARED FOR:  
**CHRISTOPHE HARBOUR**  
**DEVELOPMENT COMPANY LIMITED**

100 0 100 200  
1 INCH = 100 FEET

SURVEYED BY:  
DWIGHT C. FRANCIS  
LICENSED LAND SURVEYOR  
ST. KITTS & NEVIS  
23 APRIL 2013  
SHEET 1 OF 1