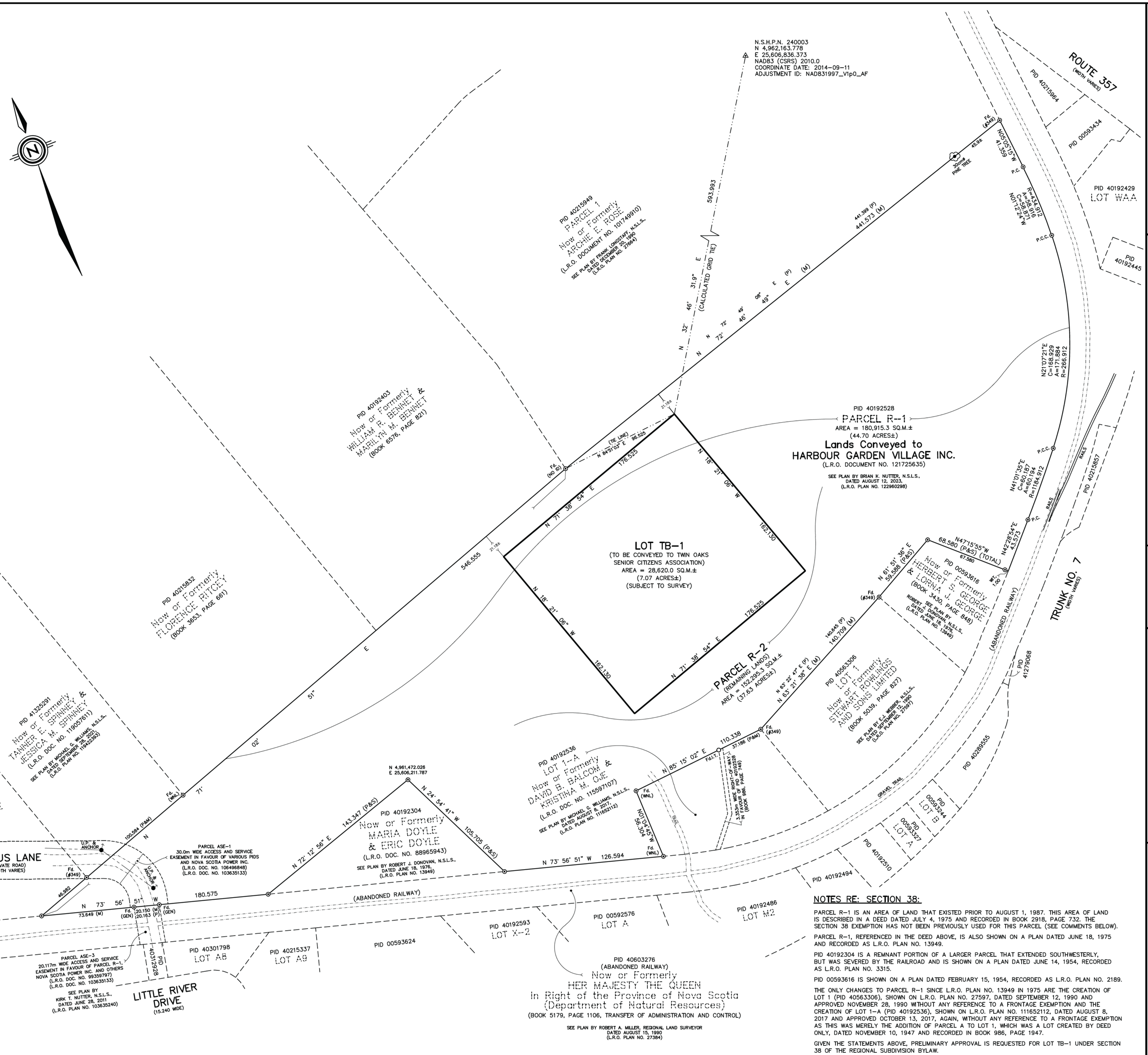

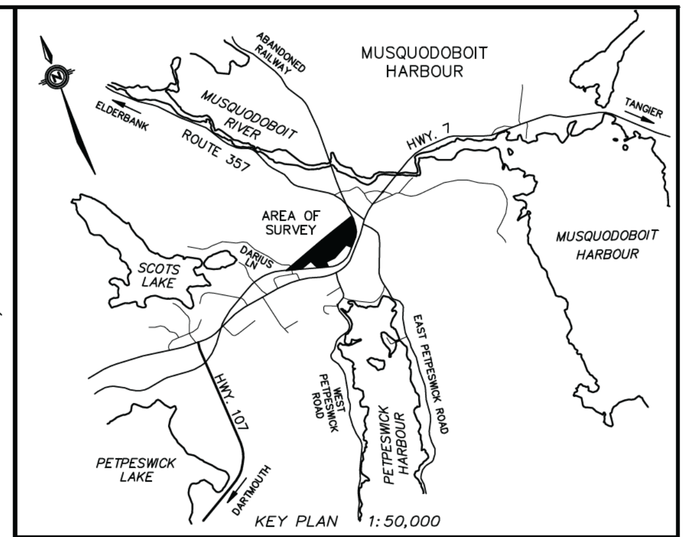

LEGEND:

PLACED SURVEY MARKER	⊙ or ●
FOUND SURVEY MARKER	⊙ Fd.
FOUND IRON TUBE	O I.T.
NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT	⧋ N.S.H.P.N.
FOUND	Fd.
CALCULATED ; MEASURED ; SET	(C) ; (M) ; (S)
PLAN OF PREVIOUS SURVEY ; DEED ; TOTAL	(P) ; (D) ; (T)
LANDS DEALT WITH BY THIS PLAN	———
OTHER LANDS	— — —
LAND REGISTRATION OFFICE	L.R.O.
PROPERTY IDENTIFICATION NUMBER	PID
SQUARE METRES	SQ.M.
POINT OF CURVATURE	P.C.
POINT OF COMPOUND CURVATURE	P.C.C.
SCALE BREAK SYMBOL	∿
UTILITY POLE	● U.P.
WITNESS	WIT.
E.J. WEBBER, N.S.L.S.	(349)
GENIVAR	(GEN)
WILLIAMS NUTTER LTD.	(WNL)
TREE	⊛

FIELD SURVEYS FOR PERIMITER BOUNDARY OF PARCEL R-1 WERE CARRIED OUT DURING THE PERIOD OF FEBRUARY 3, 2023 TO AUGUST 11, 2023. LOT TB-1 IS SHOWN HEREON FOR PRELIMINARY APPROVAL ONLY, AND IS SUBJECT TO FIELD SURVEY.

BEARINGS ARE GRID DERIVED FROM GNSS OBSERVATION TO N.S.H.P.N. 240003, REFERENCED TO THE NOVA SCOTIA 3° MODIFIED TRANSVERSE PROJECTION (ZONE 5), CENTRAL MERIDIAN 64° 30' W; BASED ON THE HORIZONTAL REFERENCE FRAME NAD83 (CSRS), EPOCH 2010.0.

ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE NOTED. GRID DISTANCES MAY BE DETERMINED BY APPLYING A COMBINED SCALE FACTOR OF 1.000038 AT THE SITE OF SURVEY.

FIELD MEASUREMENTS HAVE NOT BEEN ADJUSTED.

NOTES:

LOT IDENTIFIERS TB-1 AND PARCEL IDENTIFIER R-2 ORIGINATE WITH THIS PLAN.

PARCEL R-1 TO BE SUBDIVIDED TO CREATE LOT TB-1 AND PARCEL R-2 (REMAINING LANDS).

PRELIMINARY APPROVAL OF LOT TB-1 IS REQUESTED PURSUANT TO SECTION 38 OF THE REGIONAL SUBDIVISION BYLAW (SEE NOTES).

SURVEYOR'S CERTIFICATE:

I, MICHAEL G. WILLIAMS, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE NOVA SCOTIA LAND SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.

DATED THIS 7TH DAY OF SEPTEMBER, 2023.

[redacted]
MICHAEL G. WILLIAMS, N.S.L.S.

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
№ XXXXX

ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
FOUNDED 1951
[redacted]
MICHAEL G. WILLIAMS N.S.L.S.
646
MEMBER

SURVEYING wnl WILLIAMS NUTTER LTD.
WWW.WNLGROUP.CA
(902) 456-3723

NOTES RE: SECTION 38:

PARCEL R-1 IS AN AREA OF LAND THAT EXISTED PRIOR TO AUGUST 1, 1987. THIS AREA OF LAND IS DESCRIBED IN A DEED DATED JULY 4, 1975 AND RECORDED IN BOOK 2918, PAGE 732. THE SECTION 38 EXEMPTION HAS NOT BEEN PREVIOUSLY USED FOR THIS PARCEL (SEE COMMENTS BELOW).

PARCEL R-1, REFERENCED IN THE DEED ABOVE, IS ALSO SHOWN ON A PLAN DATED JUNE 18, 1975 AND RECORDED AS L.R.O. PLAN NO. 13949.

PID 40192304 IS A REMNANT PORTION OF A LARGER PARCEL THAT EXTENDED SOUTHWESTERLY, BUT WAS SEVERED BY THE RAILROAD AND IS SHOWN ON A PLAN DATED JUNE 14, 1954, RECORDED AS L.R.O. PLAN NO. 3315.

PID 00593616 IS SHOWN ON A PLAN DATED FEBRUARY 15, 1954, RECORDED AS L.R.O. PLAN NO. 2189.

THE ONLY CHANGES TO PARCEL R-1 SINCE L.R.O. PLAN NO. 13949 IN 1975 ARE THE CREATION OF LOT 1 (PID 40563306), SHOWN ON L.R.O. PLAN NO. 27597, DATED SEPTEMBER 12, 1990 AND APPROVED NOVEMBER 28, 1990 WITHOUT ANY REFERENCE TO A FRONTAGE EXEMPTION AND THE CREATION OF LOT 1-A (PID 40192536), SHOWN ON L.R.O. PLAN NO. 111652112, DATED AUGUST 8, 2017 AND APPROVED OCTOBER 13, 2017, AGAIN, WITHOUT ANY REFERENCE TO A FRONTAGE EXEMPTION AS THIS WAS MERELY THE ADDITION OF PARCEL A TO LOT 1, WHICH WAS A LOT CREATED BY DEED ONLY, DATED NOVEMBER 10, 1947 AND RECORDED IN BOOK 986, PAGE 1947.

GIVEN THE STATEMENTS ABOVE, PRELIMINARY APPROVAL IS REQUESTED FOR LOT TB-1 UNDER SECTION 38 OF THE REGIONAL SUBDIVISION BYLAW.

PRELIMINARY PLAN

Plan of Survey of **LOT TB-1**;
Being a Subdivision of **PARCEL R-1**,
Lands Conveyed to
HARBOUR GARDEN VILLAGE INC.

DARIUS LANE, MUSQUODOBOIT HARBOUR
HALIFAX COUNTY, NOVA SCOTIA

30 0 30 60 90 120 150

SCALE : 1:1500 (METRIC)
DRAWING NO. 023-001-101
SEPTEMBER 7, 2023