N.S.H.P.N. 240003
N 4,982,163.778
E 25,606,836.373
NAD83 (CSRS) 2010.0
COORDINATE DATE: 2014-09-11
ADJUSTMENT ID: NAD831997_VIp0_AF

PID 40215949
PARCEL 1
Now or Formerly
ARCHIE E. ROSE
(L.R.O. DOCUMENT NO. 107495910)
SEE PLAN BY FRANK LONGSTAFF, N.S.L.S.
DATED DECEMBER 20, 1990
(L.R.O. PLAN NO. 27684)

PID 40192403
Now or Formerly
WILLIAM R. BENNET &
MARILYN M. BENNET
(BOOK 6576, PAGE 821)

PID 40215832
Now or Formerly
FLORENCE RITCEY
(BOOK 3653, PAGE 661)

PID 41325291
Now or Formerly
TANNER E. SPINNEY &
JESSICA M. SPINNEY
(L.R.O. DOC. NO. 119057611)
SEE PLAN BY MICHAEL G. WILLIAMS, N.S.L.S.
DATED SEPTEMBER 29, 2021
(L.R.O. PLAN NO. 119425383)

PID 41325416
Now or Formerly
NOVA SCOTIA LIMITED
(L.R.O. DOC. NO. 95756954)

PID 40192528
PARCEL R-1
AREA = 180,915.3 SQ.M.±
(44.70 ACRES±)
Lands Conveyed to
HARBOUR GARDEN VILLAGE INC.
(L.R.O. DOCUMENT NO. 121725635)
SEE PLAN BY MICHAEL G. WILLIAMS, N.S.L.S.,
DATED AUGUST 8, 2017,
(L.R.O. PLAN NO. 111652112)

PID 40192304
Now or Formerly
MARIA DOYLE
& ERIC DOYLE
(L.R.O. DOC. NO. 88965943)
SEE PLAN BY ROBERT J. DONOVAN, N.S.L.S.,
DATED JUNE 18, 1976,
(L.R.O. PLAN NO. 13949)

PID 40192536
LOT 1-A
Now or Formerly
DAVID B. BALCOM &
KRISTINA M. OJE
(L.R.O. DOC. NO. 115597107)
SEE PLAN BY MICHAEL G. WILLIAMS, N.S.L.S.,
DATED AUGUST 8, 2017,
(L.R.O. PLAN NO. 111652112)

PID 40556306
LOT 1
Now or Formerly
STEWART ROWLINGS
AND SONS LIMITED
(BOOK 5039, PAGE 827)
SEE PLAN BY E.J. WEBBER, N.S.L.S.,
DATED SEPTEMBER 1, 1950
(L.R.O. PLAN NO. 2798?)

PID 40192429
LOT WAA

PID 40215864
PID 00593434
PID 40192445
PID 40215857
PID 40192403
PID 40192510
PID 40192494
PID 40192486
LOT M2
PID 40192593
LOT X-2
PID 00592576
LOT A
PID 00593624
PID 40301798
LOT A8
PID 40215337
LOT A9
PID 40312928
PID 00593616
PARCEL HERBERT S. GEORGE
Now or Formerly
HERBERT S. GEORGE &
LORNA J. GEORGE
(BOOK 3430, PAGE 848)
SEE PLAN BY
ROBERT J. DONOVAN, N.S.L.S.
DATED JUNE 18, 1976
(L.R.O. PLAN NO. 13949)
PID 00593327
LOT A
PID 00592544
LOT B
PID 40279068
PID 40289555

ROUTE 357
(WIDTH VARIES)

TRUNK NO. 7
(WIDTH VARIES)

(ABANDONED RAILWAY)

GRAVEL TRAIL

DARIUS LANE
(PRIVATE ROAD)
(WIDTH VARIES)

LITTLE RIVER
DRIVE
(15.240 WIDE)

PARCEL ASE-1
30.0m WIDE ACCESS AND SERVICE
EASEMENT IN FAVOUR OF VARIOUS PIDS
AND NOVA SCOTIA POWER INC.
(L.R.O. DOC. NO. 106496848)
(L.R.O. DOC. NO. 103635133)

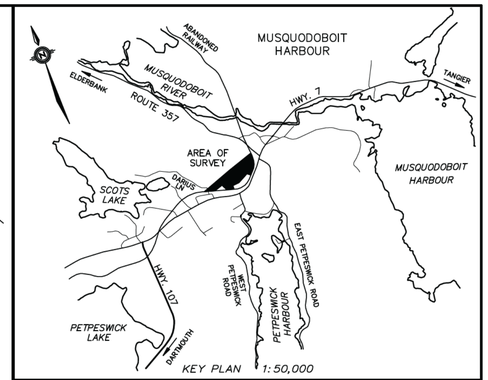
PARCEL ASE-3
20.117m WIDE ACCESS AND SERVICE
EASEMENT IN FAVOUR OF PARCEL R-1,
NOVA SCOTIA POWER INC. AND OTHERS
(L.R.O. DOC. NO. 99359797)
(L.R.O. DOC. NO. 103635133)
SEE PLAN BY
KIRK T. NUTTER, N.S.L.S.,
DATED JUNE 28, 2011
(L.R.O. PLAN NO. 103635240)

1.352m WIDE RIGHT-OF-WAY
IN FAVOUR OF PID 40192528
(BOOK 1885, PAGE 1149)

PID 40603276
(ABANDONED RAILWAY)
Now or Formerly
HER MAJESTY THE QUEEN
In Right of the Province of Nova Scotia
(Department of Natural Resources)
(BOOK 5179, PAGE 1106, TRANSFER OF ADMINISTRATION AND CONTROL)
SEE PLAN BY ROBERT A. MILLER, REGIONAL LAND SURVEYOR
DATED AUGUST 15, 1990
(L.R.O. PLAN NO. 27384)

N 39° 25' 23.0" E (CALCULATED GRID TIE) 657.742
N 72° 49' 05" E (P) 441.399
N 72° 46' 49" E (M) 441.573
N 21° 07' 21" E C=168.929 A=171.864 R=266.912
N 41° 01' 35" E C=60.187 A=60.194 R=1184.912
N 47° 28' 54" E 43.573
N 47° 15' 55" W 68.580 (P&S) (TOTAL) 67.580
N 63° 51' 38" E 59.588 (P&S)
N 63° 22' 47" E (P) 140.645
N 63° 21' 38" E (M) 140.709
N 85° 15' 02" E 110.338 37.188 (P&M)
N 73° 56' 51" W 126.594
N 24° 54' 41" W 105.705 (P&S)
N 72° 12' 56" E 143.347 (P&S)
180.575
N 73° 56' 51" W 73.649 (M) 46.982
100.586 (P&M)
546.555
51' 02" E
71' N
N 4,961,472.026
E 25,606,211.787
N07°03'15"W 41.359
N07°12'24"W 43.834
N07°03'15"W 43.834
N07°03'15"W 56.304
R=434.916 C=58.871

KEY PLAN 1:50,000



LEGEND:

PLACED SURVEY MARKER	⊙
FOUND SURVEY MARKER	⊙ Fd.
FOUND IRON TUBE	○ 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 WERE CARRIED OUT DURING THE PERIOD OF FEBRUARY 3, 2023 TO AUGUST 11, 2023.

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.

SURVEYOR'S CERTIFICATE:

I , BRIAN K. NUTTER , 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 LAND SURVEYORS ACT, REGULATIONS AND STANDARDS MADE THEREUNDER.

DATED THIS 12TH DAY OF AUGUST, 2023.

[redacted]

BRIAN K. NUTTER , N.S.L.S.

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
Nº 71855

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
FOUNDED 1951
[redacted]
BRIAN K. NUTTER N.S.L.S.
689
- MEMBER -

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

Plan of Survey of PARCEL R-1; Being a Retracement of 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. 023-001-100
AUGUST 12, 2023