

ATTACHMENT A:

PLAN OF SUBDIVISION

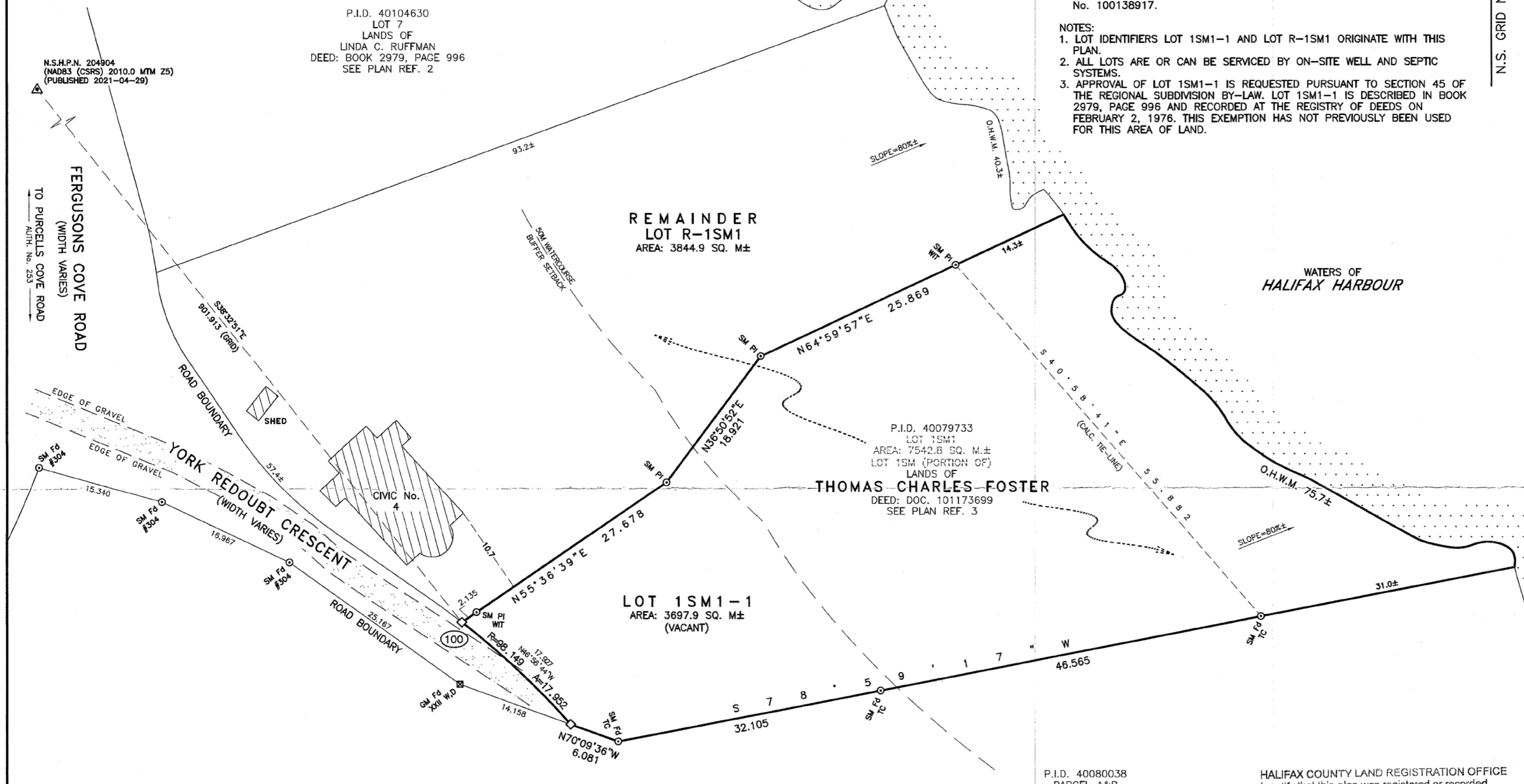
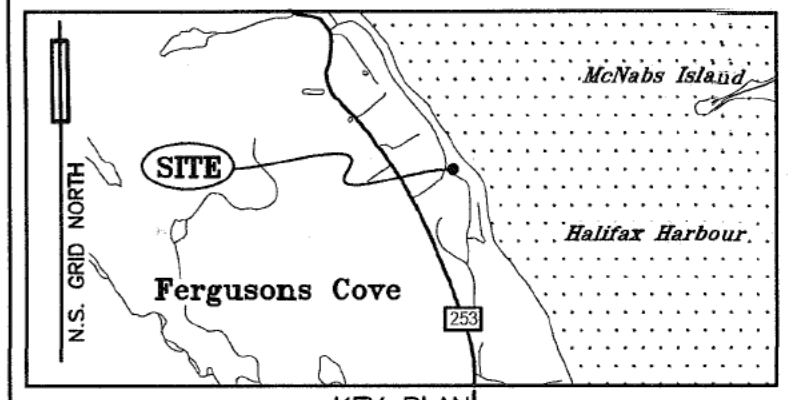
GRID COORDINATE TABLE			
NAD83 (CSRS) 2010.0, MTM ZONE 5			
POINT	NORTHING	EASTING	DESCRIPTION
204904	4,940,968.852	25,574,581.037	N.S.H.P.N.
100	4,940,263.473	25,575,143.075	PT

PLAN REFERENCES:

1. PLAN OF PARCELS A, B AND C, YORK REDOUBT, NATIONAL HISTORIC PARK, WESTERN SHORE OF HALIFAX HARBOUR, HALIFAX COUNTY, DATED JUNE 10, 1985 BY G. RAYMOND. REGISTRY No. 21964.
2. PLAN OF SURVEY OF LOT 1SM, PORTION OF LOTS 4 AND 5 IN A DIVISION OF LANDS OF WILLIAM BEAZLEY, LANDS CLAIMED BY THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF HALIFAX, FERGUSONS COVE, HALIFAX COUNTY, DATED 8 JUNE, 2007 BY ALLAN J. OWEN. REGISTRY No. 95685039.
3. PLAN OF SURVEY OF LOT 1SM1, PORTION OF LOTS 4 AND 5 IN A DIVISION OF LANDS OF WILLIAM BEAZLEY, LANDS CLAIMED BY THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF HALIFAX, FERGUSONS COVE, HALIFAX COUNTY, DATED 6 FEBRUARY, 2012 BY ALLAN J. OWEN. REGISTRY No. 100138917.

NOTES:

1. LOT IDENTIFIERS LOT 1SM1-1 AND LOT R-1SM1 ORIGINATE WITH THIS PLAN.
2. ALL LOTS ARE OR CAN BE SERVICED BY ON-SITE WELL AND SEPTIC SYSTEMS.
3. APPROVAL OF LOT 1SM1-1 IS REQUESTED PURSUANT TO SECTION 45 OF THE REGIONAL SUBDIVISION BY-LAW. LOT 1SM1-1 IS DESCRIBED IN BOOK 2979, PAGE 996 AND RECORDED AT THE REGISTRY OF DEEDS ON FEBRUARY 2, 1976. THIS EXEMPTION HAS NOT PREVIOUSLY BEEN USED FOR THIS AREA OF LAND.



LEGEND :

◊	PT.	CALCULATED POINT	WIT	WITNESS MEASURED
○	IB	UTILITY POLE	(W)	CALCULATED
●	RP	IRON BAR	(C)	DEED PLAN
○	IP	ROCK POST	(D)	PLACED
○	DH	IRON PIPE	(P)	FOUND
○	OH	DRILL HOLE	PI	RADIUS
○	MN	MAGNETIC NAIL	Fd	ARC
○	GM	GRANITE MONUMENT	R	
○	SM	SURVEY MARKER (IRON BAR WITH ID CAP)	A	
△	N.S.C.M.	NOVA SCOTIA CO-ORDINATE MONUMENT		
△	N.S.H.P.N.	NOVA SCOTIA HIGH PRECISION NETWORK		
△	N.S.A.C.S.	NOVA SCOTIA ACTIVE CONTROL STATION		
---		BOUNDARY CERTIFIED BY THIS PLAN		
---		R.O.W. BOUNDARY		
---		FENCE		
---	L.R.O.	LAND REGISTRATION OFFICE		
---	R.O.W.	RIGHT-OF-WAY		
---	O.H.W.M.	ORDINARY HIGH WATER MARK		
---	P.I.D.	PROPERTY IDENTIFICATION NUMBER		
---	PC	POINT OF CURVATURE		
---	PRC	POINT OF REVERSE CURVATURE		
---	DIST.	DISTURBED		
---	TC	THOMPSON CONN LIMITED		
---	#304	JOHN W. COVERT, NSLS		

GRID BEARINGS ARE REFERENCED TO THE NOVA SCOTIA 3' MODIFIED TRANSVERSE MERCATOR PROJECTION, ZONE 5, CENTRAL MERIDIAN 64° 30' WEST LONGITUDE. HORIZONTAL REFERENCE FRAME OF NAD83 (CSRS), EPOCH 2010.0

NAD83 (CSRS) CONTROL COORDINATES WERE DERIVED VIA THE NOVA SCOTIA HIGH PRECISION NETWORK. (G.N.S.S. OBSERVATIONS) G.N.S.S. SURVEY TYPE: NRTK SOURCE: BRANDTNET

DISTANCES SHOWN ON THE PLAN ARE GROUND DISTANCES UNLESS OTHERWISE STATED, MEASURED USING A COMBINATION OF TOTAL STATION AND DERIVED G.N.S.S. GROUND DISTANCES. THE COMBINED SCALE FACTOR AT THE SITE OF SURVEY IS 0.999964.

VALUES SHOWN ARE UNADJUSTED. FIELD SURVEYS CARRIED OUT FEB. TO APR., 2022. NATURAL FEATURES DERIVED VIA G.N.S.S. OBSERVATIONS. WETLANDS MAY EXIST ON THE LANDS SHOWN HEREON AND ARE SUBJECT TO INTERPRETATION AND IDENTIFICATION BY A QUALIFIED WETLAND DELINEATOR.

SURVEYOR'S CERTIFICATE:
 I, DYLAN M. MOSSMAN, 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 SURVEYOR'S ACT, REGULATIONS AND STANDARDS MADE THEREUNDER.
 DATED THIS 14 DAY OF JULY, 2022

HALIFAX COUNTY LAND REGISTRATION OFFICE
 I certify that this plan was registered or recorded as shown here.
 Kim MacKay, Registrar

122448328 Plan #
 05 10 2023 11:09ct
 MM DD YYYY Time

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
 FOUNDED 1951
 Dylan M. Mossman
 677 MEMBER

HALIFAX REGIONAL MUNICIPALITY

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR

LOT(S): 1SM1-1

DATE: May 09, 2023

endorsed by Development Officer
 Laura Walsh

WATERCOURSE ALTERATION & PROVINCIAL PERMITS

In the interest of water quality preservation, it is advised that there is a legal requirement under the NS Environment Act and the Activities Designation Regulations to obtain approval from NS Environment and Climate Change prior to commencing any work in or around the immediate vicinity of any watercourse, including the bed and shore of every river, stream, lake, creek, pond, spring, lagoon, swamp, marsh, wetland, ravine, gulch or other natural body of water, whether it contains water or not.

HRM WATERCOURSE BUFFERS & DEVELOPMENT

HRM by-laws contain requirements for watercourse buffers relative to adjacent development. Buffers vary in width from a minimum of 20 metres increasing to a maximum of 61 metres, depending on slopes. Activity within buffers is limited and may affect the development of the lots shown on this plan. For specific information concerning watercourse buffer requirements. Please contact HRM before applying for construction permits.

PUBLIC STREETS OR HIGHWAYS

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY HALIFAX REGIONAL MUNICIPALITY:

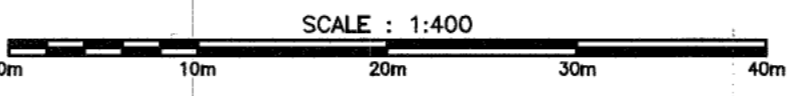
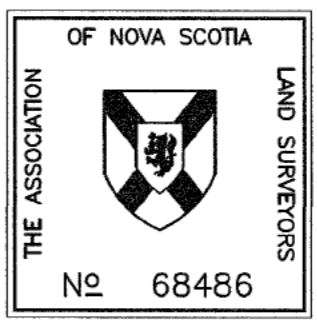
York Redoubt Crescent

P.I.D. 40080038
 PARCEL A&B
 LANDS OF
 HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA
 CANADIAN HERITAGE, PARKS CANADA (IN CARE OF)
 DEED: BOOK 3300, PAGE 989
 SEE PLAN REF. 1
 CIVIC No. 292

SUBDIVISION FILE NO.

24431

HALIFAX REGIONAL MUNICIPALITY



REV. 2	REVISED NOTE 3	05/05/23
REV. 1	REVISED WATERCOURSE BUFFER SETBACK	27/09/22

PLAN OF SUBDIVISION OF LOT 1SM1-1, LANDS OF THOMAS CHARLES FOSTER, AT 4 YORK REDOUBT, FERGUSONS COVE, HALIFAX COUNTY, NOVA SCOTIA. P.I.D. 40079733

SCALE	1 : 400	APPROVAL PER	HRM
DATE (DD/MM/YY)	14/07/22	PROJ. NAME	T. FOSTER
DRN.	E.B.O.	DWG. NO.	211117-60

ABLE ENGINEERING SERVICES INC.
 4073 HIGHWAY #3 P.O. BOX 959 CHESTER, NOVA SCOTIA, B0J 1J0
 TEL: 1-833-756-8433 FAX: 902-273-3072
 Email: surveying@ableinc.ca www.ableinc.ca