



Key Plan SCALE 1:50,000

Legend

NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT

SURVEY MARKER SET

IRON BARR

CALCULATED POINT

LANDS DEALT WITH

OTHER PROPERTY BOUNDARIES

RIGHT OF WAY/SEASMENTS

OVERHEAD UTILITY LINE, UTILITY POLE

FENCE

BROOK

DRAINAGE CHANNEL

STORM PILE

WET AREA

TEST PIT

CALCULATED, RECD, MEASURED, TOTAL

FOUND, UN-NAMED

RADIUS POINT, POINT OF REVERSE CURVATURE

ARC, RADIUS, POINT OF CURVATURE

LAND INFORMATION CENTRE PARCEL IDENTIFIER

GLOBAL NAVIGATION SATELLITE SYSTEM

LAND RESERVATION PILE, ACRES, SQUARE METRES

DOCUMENT, REFERENCE, BOOK, PAGE

NOVA SCOTIA LAND SURVEY MEMBER NUMBER

HIS / HER MAJESTY, ORDINARY HIGH WATER MARK

NOVA SCOTIA, TRANSPORTATION AND INFRASTRUCTURE RENOVATION

- NOTES:**
1. ALL DISTANCES ARE GRID.
 2. ALL DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED.
 3. DISTANCES SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY.
 4. IDENTIFIER LOTS 23-1 TO 23-15 ORIGINATE WITH THIS PLAN.
 5. LOTS 23-1 TO 23-15 ARE A PORTION OF LANDS CONVEYED TO DONATA REAL ESTATE DEVELOPMENTS LTD. BY INDENTURE RECORDED AT THE COUNTY OF HALIFAX REGISTRY OF DEEDS IN DOC# 123185236.
 6. SEE SITE ASSESSMENT PLAN PREPARED BY JASON WILSON.
 7. ALL FOUND MARKERS ARE THAT OF HIS CONSULTANTS LTD. (STRUM CONSULTING) UNLESS OTHERWISE NOTED.
 8. LOTS 23-1 TO 23-15 ARE TO BE SERVICED BY ON-SITE SERVICES.
 9. WETLANDS WERE DELINEATED BY STRUM CONSULTING.
 10. A/E - ACCESS AND UTILITY EASEMENT.
 11. ORDINARY HIGH WATER MARK WAS DETERMINED BY GNSS MEASUREMENTS AT THE TIME OF THE SURVEY.
 12. SEE DEPARTMENT OF TRANSPORTATION PLAN NO. 11818 DATED FEBRUARY 2ND, 1973.
 13. LOT 23-15: LOT FRONTAGE EXEMPTION - SECTION 38 OF H.M. SUBDIVISION BY-LAW, PID 00547208 QUALIFIES AS AN "AREA OF LAND"; SEE BOOK 2353, PAGE 144 (1969).

FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD MAY - OCTOBER, 2023.

PRELIMINARY PLAN OF SUBDIVISION
SHOWING
LOTS 23-1 TO 23-15
BEING LANDS OF
DONATA REAL ESTATE DEVELOPMENTS LTD.
SOUTH SHORE ROAD MITCHELL BAY
HALIFAX COUNTY, NOVA SCOTIA

SURVEYOR'S CERTIFICATE I, BLAKE J. BEATON, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED IN THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE ACCORDING TO THE LAND SURVEYERS ACT, REGULATIONS AND STANDARDS MADE THERE UNDER.

DATED THIS OCTOBER 26, 2023.



Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.837	159.828	S17° 41' 23"E	31.785
C2	14.628	90.033	S18° 44' 21"E	14.612
C3	32.722	112.117	S15° 01' 58"E	32.606
C4	28.021	92.077	S20° 06' 44"E	27.913
C5	14.615	429.388	S27° 51' 19"E	14.614
C6	77.193	429.388	S21° 43' 48"E	77.089
C7	21.448	58.212	N17° 27' 38"E	21.327
C8	41.309	69.881	N44° 57' 03"E	40.710
C9	28.896	306.853	N56° 27' 26"E	28.885
C10	49.308	303.716	S49° 46' 32"W	49.254
C11	15.528	303.716	N55° 53' 29"E	15.526
C12	12.144	583.664	N48° 59' 03"E	12.144
C13	30.511	583.664	S46° 53' 26"W	30.507
C14	67.019	127.760	S29° 50' 56"W	66.253
C15	13.168	147.877	N17° 22' 20"E	13.164
C16	64.403	147.877	N32° 24' 00"E	63.896
C17	3.303	90.033	S13° 02' 02"E	3.303

Parcel Line Table

Line #	Length	Direction	Line #	Length	Direction
L1	25.002	S11° 58' 59"E	L21	67.371	S60° 56' 36"E
L2	30.362	S23° 23' 38"E	L22	77.892	N60° 56' 36"W
L3	92.362	N76° 19' 43"E	L23	77.892	N60° 56' 36"W
L4	28.114	S6° 40' 18"E	L24	75.323	N71° 36' 11"E
L5	93.849	S6° 51' 45"E	L25	66.811	S39° 23' 39"E
L6	40.890	S28° 49' 49"E	L26	94.924	S14° 49' 16"W
L7	59.494	S16° 34' 48"E	L27	48.066	N68° 37' 31"W
L8	40.992	N51° 43' 30"E	L28	55.522	N14° 17' 34"W
L9	6.245	N19° 10' 02"E	L29	13.060	N32° 57' 04"W
L10	6.280	N6° 54' 18"E	L30	56.522	S14° 17' 34"E
L11	48.147	N62° 11' 52"E	L31	49.102	S68° 37' 31"E
L12	34.683	N70° 25' 08"W	L32	19.199	S47° 29' 12"W
L13	22.086	S50° 30' 47"W	L33	2.995	N57° 21' 21"E
L14	23.473	S45° 07' 29"W	L34	36.210	S51° 22' 36"W
L15	9.419	S41° 30' 00"E	L35	8.976	S38° 37' 24"E
L16	18.303	S47° 29' 12"W	L37	11.550	S44° 52' 36"W
L17	12.202	S41° 30' 00"E	L38	41.487	N38° 37' 24"W
L18	11.619	S47° 29' 12"W	L39	13.842	N44° 52' 36"E
L19	35.797	S68° 37' 31"E	L40	52.979	N74° 12' 08"W
L20	57.523	S14° 17' 34"E	L41	52.599	N38° 37' 24"W

Parcel Line Table

Line #	Length	Direction
L42	48.642	N14° 49' 16"E
L43	47.631	N14° 49' 16"E
L44	63.976	N28° 00' 58"E
L45	3.777	N29° 03' 24"E
L46	41.332	N76° 19' 43"E
L47	37.831	S72° 02' 01"E

TIELINE TABLE

LOT NO.	BEARING	DISTANCE
23-1	S49° 17' 34"W	88.343
23-2/23-3	S20° 30' 54"E	188.345
23-4	S38° 24' 37"E	67.048
23-5	S14° 27' 02"W	169.413
23-6	N43° 16' 26"E	466.454
23-7	N68° 15' 13"E	109.726
23-8	N61° 50' 08"E	101.965
23-9	N03° 08' 28"W	85.116
23-11	N43° 35' 37"W	91.199
23-12	N66° 30' 03"W	111.280
23-13	S82° 54' 52"W	118.310
23-15	S60° 30' 35"W	223.625

COORDINATE SYSTEM INFORMATION

HORIZONTAL DATUM: NAD83 (CGRS) EPOCH: 2010.0

VERTICAL DATUM: CANADIAN VERTICAL DATUM 2013 (CVD2013)

PROJECTION: 3° UTM ZONE 5

COMBINED SCALE FACTOR AT THE SURVEY SITE: 0.999937

GNSS SURVEY TYPE: NTRIP SOURCE: TRIPNET

NSH/PN 210918 N: 4980718.990 E: 24448798.531 (PUBLISHED VALUES) 2016-09-26

NSH/PN 210918 N: 4980718.990 E: 24448798.531 (OBSERVED VALUES) 2023-09-23

LINE	BEARING	DISTANCE
NSH/PN 210918 TO A	S66° 08' 09"W	2830.943
NSH/PN 210918 TO B	S52° 57' 12"W	3062.098
NSH/PN 210918 TO C	S57° 00' 33"W	1991.546

Project No. 23-470 Drawing No. 15A Sheet No. 1 Rev. No. 0