PLAN REFERENCES:
1. PLAN OF SUBDIVISION OF LAND SOF ROBWIN LIMITED, DEEP BROOK, ANNAPOLIS COUNTY. DATED 26 OCTOBER, 1990 BY EVERETT B. HALL. REGISTRY No. 2683.
2. PLAN OF SUBDIVISION BEING THE CONSOLIDATION OF LANDS OF PERCY HASTINGS POTTER AND ROBERTA EVELYN POTTER (PARCEL B) TO THE LANDS OF BEOWOLF K. KLEBERT (LOT No. 2) TO CREATE (LOT No. 2–B) AND PLAN OF SUBDIVISION BEING THE CONSOLIDATION OF LANDS OF PAUL G. BUXTON (PARCEL A) TO LANDS OF BEOWOLF K. KLEBERT (LOT No. 1) TO CREATE (LOT No. 1–A), DEEP BROOK, ANNAPOLIS COUNTY. DATED 31 DECEMBER, 1992 BY EVERETT B. HALL. REGISTRY No. 3049.
3. PLAN OF SUBDIVISION OF LOT 300, IN A SUBDIVISION OF LOT 2ABC, LANDS OF PAUL G. BUXTON, DEEP BROOK, ANNAPOLIS COUNTY. DATED 13 JUNE, 2023 BY DYLAN M. MOSSMAN. REGISTRY No. 122811442.

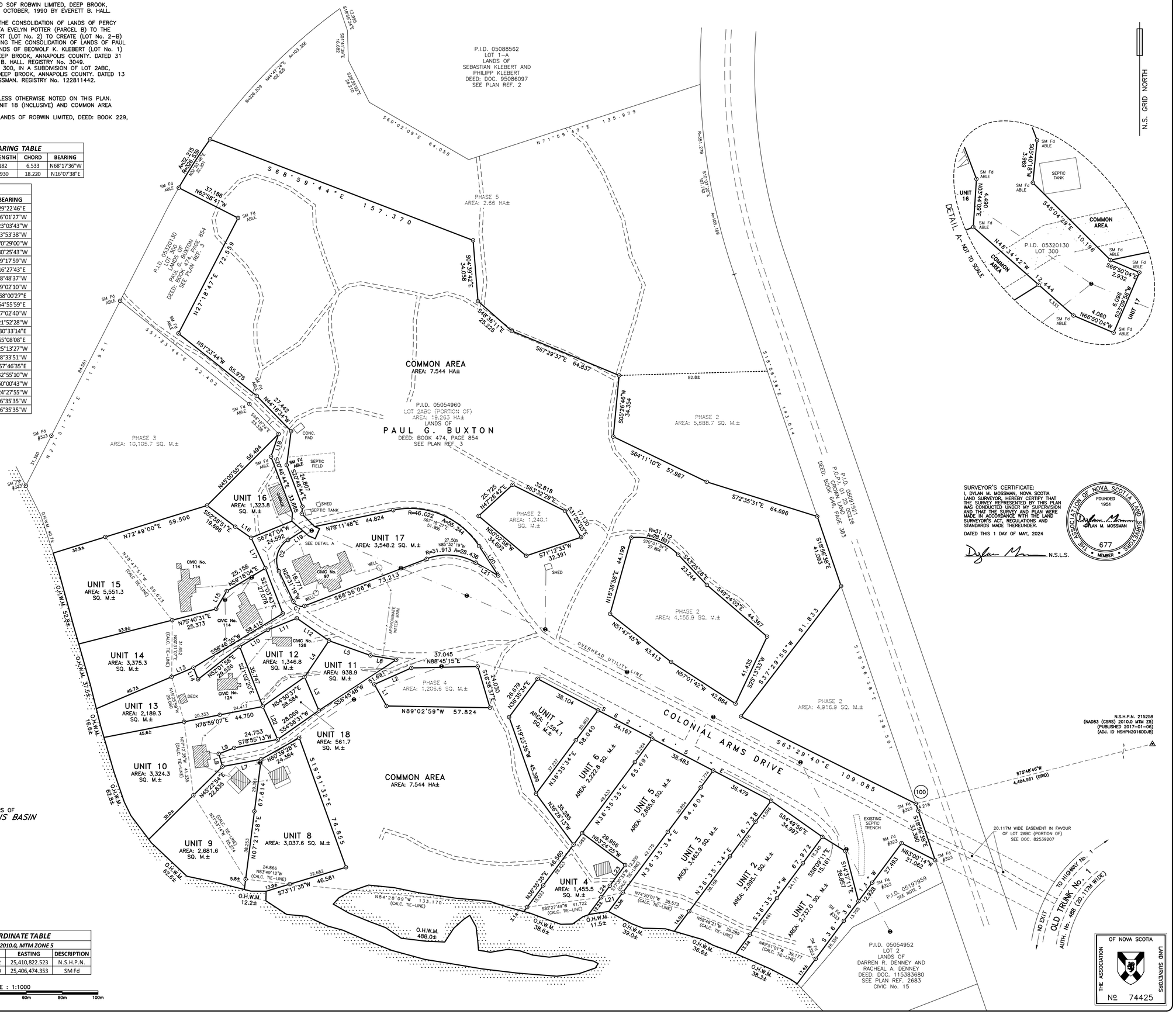
NOTES:
1. SURVEY MARKERS PLACED UNLESS OTHERWISE NOTED ON THIS PLAN.
2. LOT IDENTIFIERS UNIT 1 TO UNIT 18 (INCLUSIVE) AND COMMON AREA ORIGINATE WITH THIS PLAN.
3. P.I.D. 05197959, PARCEL A, LANDS OF ROBWIN LIMITED, DEED: BOOK 229, PAGE 16, SEE PLAN REF. 2.

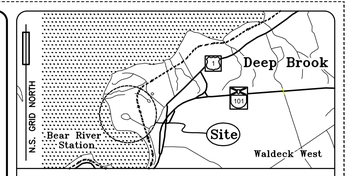
CURVE AND BEARING TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING
C1	4.810	7.182	6.533	N68°17'36"W
C2	13.709	19.930	18.220	N16°07'38"E

LINE TABLE

LINE	DISTANCE	BEARING
L1	13.838	S29°22'46"E
L2	22.653	S66°01'27"W
L3	20.302	N23°03'43"W
L4	24.441	S33°53'38"W
L5	24.567	N70°29'00"W
L6	14.606	N80°25'43"W
L7	21.988	S79°17'59"W
L8	7.376	S16°27'43"E
L9	9.254	S68°48'37"W
L10	18.336	S59°02'10"W
L11	17.45	N68°00'27"E
L12	21.906	S54°55'59"E
L13	13.177	S67°02'40"W
L14	7.034	N21°52'28"W
L15	11.515	N30°33'14"E
L16	10.787	S55°08'08"E
L17	18.776	N25°13'27"W
L18	13.402	S18°33'51"W
L19	9.676	N57°46'35"E
L20	19.644	N32°55'10"W
L21	14.484	N60°00'43"W
L22	20.153	N24°27'55"W
L23	14.371	S36°35'35"W
L24	8.017	S36°35'35"W





TOPO MAP NO. 21 A 12 SCALE 1 / 50,000

ANNAPOLIS COUNTY CONDOMINIUM CORPORATION No. 4

APPROVED FOR REGISTRATION THIS

___ DAY OF _____, 20___

_____
REGISTRAR/ DEPUTY REGISTRAR OF CONDOMINIUMS

DECLARATION REGISTERED AT THE APPLICABLE LAND REGISTRATION OFFICE AS DOCUMENT NUMBER:

_____

SURVEYORS CERTIFICATE

I CERTIFY THAT
- THIS PLAN ACCURATELY SHOWS THE MANNER IN WHICH THE LAND LOCATED IN THE PLAN HAS BEEN SURVEYED BY ME.
- THIS PLAN AND SURVEY ARE CORRECT AND HAVE BEEN MADE IN ACCORDANCE WITH THE CONDOMINIUM ACT AND THE REGULATIONS MADE UNDER THE ACT.
- THE SURVEY WAS COMPLETED ON

DATED AT CHESTER 1ST DAY OF MAY, 2024

DYLAN M. MOSSMAN
NOVA SCOTIA LAND SURVEYOR

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS.

DATED THIS ___ DAY OF _____, 20___

PAUL G. BUXTON

BOUNDARIES OF UNITS

EACH BARE LAND UNIT SHALL COMPRISE THE SURVEYED AREA SHOWN ON THE REGISTERED PLAN OF SURVEY BEING THE UNIT GROUND SURFACE AREA AND HAVING A VERTICAL BOUNDARY NOT EXCEEDING FORTY (40) FEET IN HEIGHT AS DESCRIBED IN SCHEDULE A–2 TO A–18 ATTACHED HERETO.

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 1 DAY OF MAY, 2024

N.S.L.S.

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
FOUNDED 1951
DYLAN M. MOSSMAN
677
MEMBER

LEGEND :

			NOT TO SCALE
●	UTILITY POLE	WIT	WITNESS
● IB	IRON BAR	(M)	MEASURED
● RP	ROCK POST	(C)	CALCULATED
○ IP	IRON PIPE	(D)	DEED
○ DH	DRILL HOLE	(P)	PLAN
⊠ MN	MAGNETIC NAIL	PI	PLACED
⊠ WP	WOOD POST	Fd	FOUND
⊗ CC	CUT CROSS	R	RADIUS
		A	ARC
⊙ SM	SURVEY MARKER (IRON BAR WITH ID CAP)		
⚠ N.S.H.P.N.	NOVA SCOTIA HIGH PRECISION NETWORK		
	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		
#323	EVERETT B. HALL, NSLS		
ABLE	ABLE ENGINEERING SERVICES INC.		

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 0.999979.

VALUES SHOWN ARE UNADJUSTED.

FIELD SURVEYS CARRIED OUT OCT. 17, 25, 2021, JUN. 22, 23, DEC. 5–6, 12, 2022, MAR. 23–24, 28–31, APR.4, 17–18, 20–21, 2023.

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.

REV.1	REVISED LINE TABLE, ADDED UNIT 18	03/11/23

PLAN OF SURVEY
OF BARE LAND CONDOMINIUM DEVELOPMENT
PHASE 1
UNITS 1–18, INCLUSIVE, AND
COMMON AREA
LANDS OF PAUL G. BUXTON,
AT COLONIAL ARMS DRIVE
DEEP BROOK,
ANNAPOLIS COUNTY, NOVA SCOTIA.
P.I.D. 05054960

ABLE ENGINEERING | LAND SURVEYING

SCALE	1:1000	MUNICIPALITY	MOCA
DATE	DD/MM/YY 01/05/24	PROJ. NAME	P. BUXTON
DRN.	E.B.O.	DWG. NO.	230402–77

OF NOVA SCOTIA
№ 74425

GRID COORDINATE TABLE
NAD83 (CSRS) 2010.0, MTM ZONE 5

POINT	NORTHING	EASTING	DESCRIPTION
215258	4,944,318.792	25,410,822.523	N.S.H.P.N.
100	4,943,219.570	25,406,474.353	SM Fd

SCALE : 1:1000
0m 20m 40m 60m 80m 100m