

STAMPING AREA

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER

Lm00074

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR

LOT(S) NO. 1, 2 & 3

ENDORSED BY: [Signature]

DATE: August 3, 2000

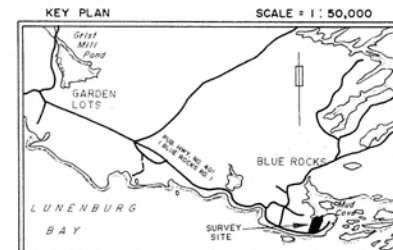
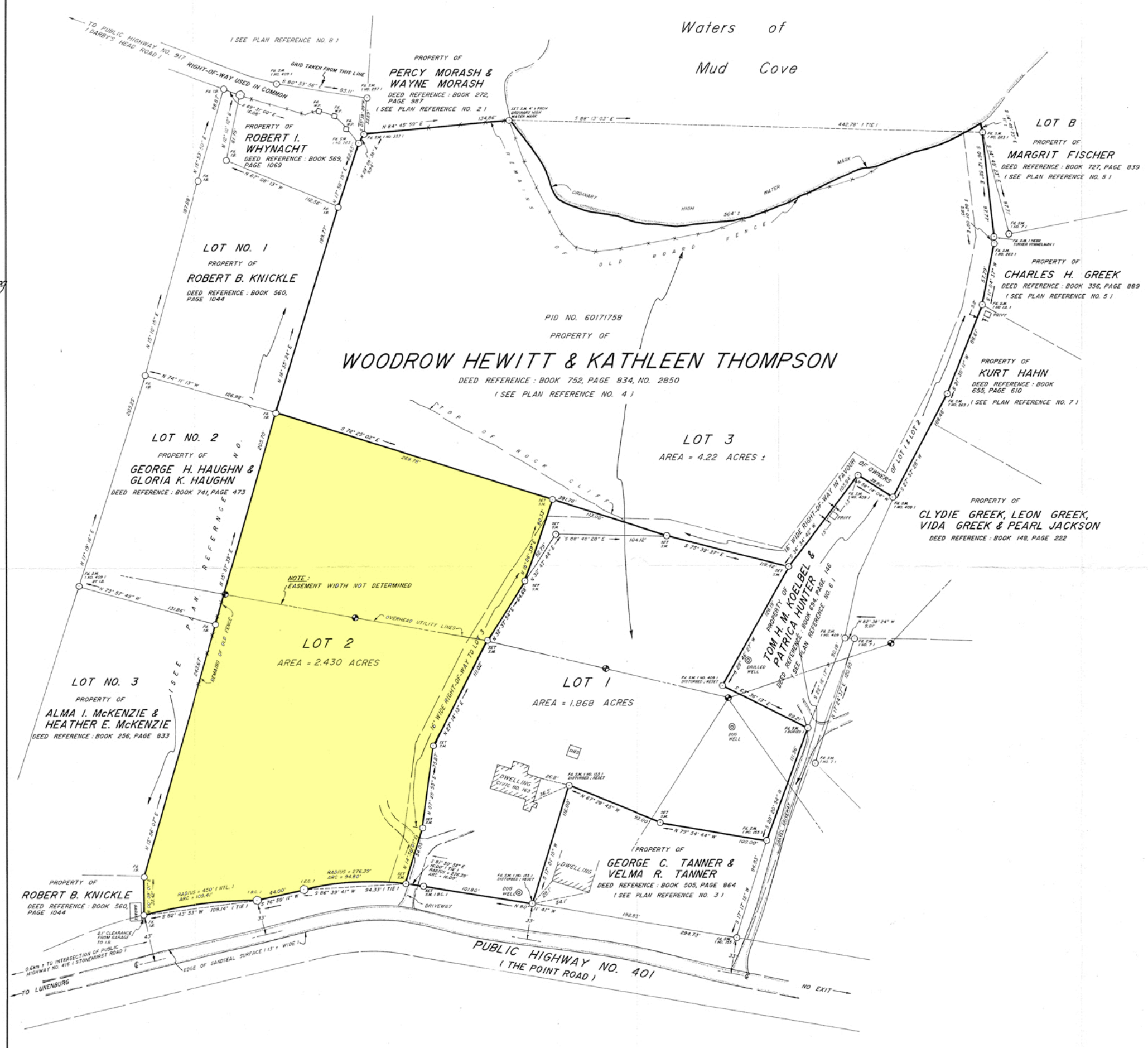
"Lots 2 & 3 (as are) suitable for (let(s) approved (as are) suitable for the construction or installation of an on-site sewage disposal system for single family dwelling (proposed use) and any conditions which apply are contained in a report dated July 31, 2000 and available from the Department of Environment".

Lot 1 contains an existing single family dwelling and on-site sewage disposal system. Should a replacement on-site sewage disposal system(s) become necessary in the future, approval from the Department of the Environment is required.

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:
Point Road, # 401

"Access to the public street as shown, has been approved for the lots created by this final plan of subdivision, and any conditions which apply are contained in a report dated July 17, 2000 and available from the Department of Transportation and Public Works."



- LEGEND:
- △ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
 - SURVEY MARKER
 - IRON BOLT/IRON PIPE
 - ⊗ "X" CUT IN ROCK
 - W.P. WOODEN POST
 - ⊠ TRAVERSE HUB
 - X — X — WIRE FENCE
 - — — — — STONE WALL
 - Fd. FOUND
 - (C) CALCULATED POINT
 - CALCULATED POINT
 - UTILITY POLE
 - ROCK PLUG
 - LANDS DEALT WITH
 - OTHER LANDS
 - B.C. BEGINNING OF CURVE
 - E.C. END OF CURVE
 - P.O.C. POINT OF CURVATURE
 - N.T.L. NONTANGENTIAL

NOTE:
VALUES SHOWN - NOT ADJUSTED.
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES.

- PLAN REFERENCES:
- 1) PLAN OF SURVEY BY NEIFF JOSEPH, N.S.L.S. NO. 257 SHOWING SUBDIVISION OF LANDS OF ROBERT KNICKLE, BLUE ROCKS, LUN. CO. N.S., DATED SEPTEMBER 6, 1966, RECORDED AT THE REGISTRY OF DEEDS IN BOOK 137, PAGE 478.
 - 2) PLAN OF SURVEY NO. L-16 BY NEIFF JOSEPH & ASSOCIATES LTD. SHOWING LANDS OF GEORGE RICHARDSON UNDER CONVEYANCE TO PERCY MORASH, BLUE ROCKS, LUN. CO. N.S., DATED JULY 31, 1979, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-2993.
 - 3) PLAN OF SURVEY BY MATT McMULLIN, N.S.L.S. NO. 155, SHOWING LAND OF GEORGE C. TANNER, BLUE ROCKS, LUN. CO. N.S., DATED JULY 22, 1981, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-3992.
 - 4) PLAN OF SURVEY TITLED "MILLER" BY RONALD G. WENTZELL LAND SURVEYORS LIMITED SHOWING LANDS OWNED AND CLAIMED BY ESTATE OF CHARLES MILLER AT BLUE ROCKS, LUN. CO. N.S., DATED JUNE 17, 1982, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-4416.
 - 5) PLAN OF SURVEY NO. I.G-1271A BY ERROL B. HEBB & ASSOCIATES LTD. SHOWING PROPERTY OF NORMAN R. GREEK AT BLUE ROCKS, LUN. CO. N.S., DATED FEBRUARY 28, 1983.
 - 6) PLAN OF SURVEY NO. H-97 BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING PROPERTY OF STEPHEN C. HANLY & FAYE R. BENNETT AT BLUE ROCKS, LUN. CO. N.S., DATED SEPTEMBER 6, 1990.
 - 7) PLAN OF SURVEY BY R. C. BECKER SURVEYING LTD. SHOWING ESTATE OF JOAN M. TANNER, BLUE ROCKS, LUN. CO. N.S., DATED JUNE 16, 1997, FILED AT THE REGISTRY OF DEEDS UNDER NO. 10,585.
 - 8) PLAN OF SURVEY NO. 6091 BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING PROPERTY OF LOUISE SHELLENBURG AT BLUE ROCKS, LUN. CO. N.S., DATED JULY 10, 1997.

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3° M.T.M., C.M. 64° 30' W AND WERE TRANSFERRED FROM PLAN REFERENCE NO. B.1 GRID ON PLAN REFERENCE NO. 8 DERIVED FROM SOLAR OBSERVATIONS!

LOT USE:
DEVELOPMENT, ON SITE SERVICES

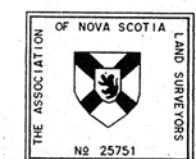
004020
Filed Bridgewater Registry, the 31 day of
August A.D. 2000 at 1:30 o'clock P.M.
as No. 11,521
[Signature] Registrar

PLAN OF SUBDIVISION
SHOWING LOT 1, LOT 2 & LOT 3, PROPERTY OF WOODROW HEWITT & KATHLEEN THOMPSON, 163 THE POINT ROAD, BLUE ROCKS, LUNenburg COUNTY, NOVA SCOTIA.

Surveyor's Certificate
I, Lester W. Berrigan, 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 21st day of JUNE, 2000
[Signature] N.S.L.S. # 409

STOPPING SIGHT DISTANCE

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT GRADE	LEFT DISTANCE	RIGHT GRADE	RIGHT DISTANCE	PASS OR FAIL	COMMENTS
1	50km/HR							EXISTING ENTRANCE
2	50km/HR	3m RIGHT	0%	144m	0%	112m	PASS	
3	50km/HR	3m RIGHT	0%	144m	0%	112m	PASS	VIA RIGHT-OF-WAY



BERRIGAN SURVEYS LIMITED
NOVA SCOTIA LAND SURVEYORS
OAKHILL, LUN. CO., NOVA SCOTIA

