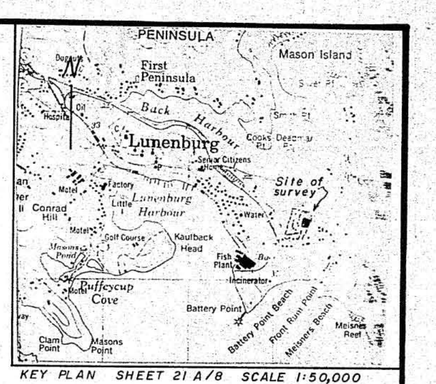

KEY PLAN SHEET 21 A/B SCALE 1:50,000

GRID NORTH 3° MTM C.M. 64° 30' WEST

PID 60168218
LANDS OF
DWIGHT M. TARLTON
DEED REC. BK. 654, PG. 420, NO. 4704

PID 60168309
LANDS OF
WILLIAM T. FLOWER AND HILARY JOY FLOWER
DEED REC. BK. 518, PG. 354, NO. 2191

PID 60389764 (ORIGINAL LOT 4)

PID 60389756 (ORIGINAL LOT 3)

PID 60168184 (ORIGINAL LOT 2)

PID 60168242 (ORIGINAL LOT 1)

PID 60167541
LANDS OF ROBERT I. CONRAD AND SHIRLEY J. CONRAD
DEED REC. BK. 373, PG. 539, NO. 7492

PID 60167624
LANDS OF RICHARD D.F. BYERS AND M. BERNADETTE BYERS
DEED REC. BK. 490, PG. 426, NO. 10924

Fd.SM. S 82°-16'-13" E 175.70' → S 78°-04'-53" E 175.82" → S 80°-37'-42" E 175.00' → Fd.SM. S 80°-55'-52" E 173.34' → S 76°-18'-16" E 100.25'

10.35'

PID 60488525
LOT 8
AREA: 55,500 SQ. FT. (+,-)
LANDS OF
ROBIN SCOTT AND IDA SCOTT
DEED REC. BK. 675, PG. 427, NO. 829

PID 60488533
LOT 7
AREA: 56,430 SQ. FT. (+,-)
LANDS OF
MARK T. SCOTT AND MICHELE M. SCOTT
DEED REC. BK 675, PG. 434, NO. 830

PID 60488541
LOT 6
AREA: 52,770 SQ. FT. (+,-)
LANDS OF
DANNIE STRICKLAND AND LOUISE STRICKLAND
DEED REC. BK. 675, PG. 441, NO. 831

LOT 5
AREA: 50,000 SQ. FT. (+,-)

PARCEL A
AREA: 34,366 SQ. FT. (+,-)

PID 60488509
LOT 5A
AREA: 84,366 SQ. FT (+,-)
LANDS OF
WAYNE HARRY LEHMAN AND NANCY LAURA LEHMAN
DEED REC. BK. 676, PG. 14, NO. 979

PROPERTY LINE TO TARLTON

N 08°-00'-59" E 325.19' / 301.26' / 302.15'

N 08°-00'-59" E 319.26'

N 16°-29'-07" E 18.87'

N 07°-55'-00" E 47.27'

175.77' — 175.00' — 175.00' — 175.00' — 100.00'

N 80°-20'-13" W — S 09°-39'-47" W 17.00' — N 80°-20'-13" W — S 09°-39'-47" E 99.17'

Reset SM TO 13" W

RADIUS 63' — RADIUS 75' — 30' — 303.93' — 197.71'

RESERVED 100' RIGHT OF WAY TO FLOWER LANDS

SCHOONER LANE — 66'

S 80°-20'-13" E 176.57' — N 09°-39'-47" E 17.00' — S 80°-20'-13" E 17.00' — S 09°-39'-47" E 99.83'

LOT 14
AREA: 2.956 ACRES +/-
PID 60488491

DRIVE

LOT F

N 08°-59'-22" E 302.05'

N 08°-33'-46" E 351.39'

N 08°-59'-29" E 484.40'

S 09°-13'-35" W 299.41'

N 10°-08'-23" E 123.90'

N 08°-59'-22" E 302.05'

N 10°-01'-36" E 302.34'

N 09°-42'-00" E 285.65'

N 09°-39'-47" E 286.27'

S 09°-39'-47" W 180.42'

N 09°-39'-47" E 443.97'

S 09°-39'-47" W 276.59'

N 09°-39'-47" E 196.00'

LOT 9
AREA: 63,440 SQ. FT. (+,-)
PID 60488558
LANDS OF
SCOTT McVITTIE AND
DEED REC. BK. 663,

LOT 10
AREA: 53,140 SQ. FT. (+,-)
PID 60488566
LANDS OF
PATRICIA TOPSHEE
PG. 516, NO. 8370

LOT 11
AREA: 50,100 SQ FT (+,-)
PID 60168192
LANDS OF
PAUL M. MacLELLAN AND NANCY M. ROSS
DEED REC. BK. 676, PG. 435, NO. 1050

LOT 12
AREA: 50,000 SQ FT (+,-)
PID 60168200
LANDS OF
PAUL M. ELLIOT SR. AND JOAN P. KILLOUGH
DEED REC. BK. 662, PG. 565, NO. 6926

LOT 10-A
AREA: 153,329 SQ.FT.

LOT 11-B
AREA: 108,131 SQ.FT.

LOT 12-C
AREA: 118,131 SQ.FT.

N 80°-14'-.07" W 146.10' — N 80°-14'-07" W 176.32' — N 80°-14'-07" W 175.60' — N 80°-14'-07" W 175.00'

357.95' Cal — N 09° 27' 06" E 297.07' Cal — 180.42' — 276.59' — 443.97'

PARCEL A
AREA: 100,189 SQ.FT.

PID 60168242
LOT 13
AREA: 5.208 ACRES +,-

PARCEL B
AREA: 58,031 SQ.FT.

PARCEL C
AREA: 68,640 SQ. FT.

N 10° 00' 49" E — EXISTING — N 09° 27' 06" E — EXISTING

121.48' — N 65°-26'-57" W — 49.76' — N17°-56'-57"E 78.60' — 188.86' — S 80°-57'-34" W — 28.00' — N05°37'-48"E 78.81'

PID 60168135
LANDS OF
RONALD M. ALLEN AND MADLYN A. ALLEN
DEED REC. BK. 141, PG. 529, NO. 878
BK. 322, PG. 1062, NO. 276

BROOK — N40°-38'-33" W 80.04'

PID 60168143, 60389749
LANDS OF
HERBERT M. KIMBERLEY
DEED REC. BK. 662, PG. 139, NO. 6787

N01°-31'-15"W 77.38' — S04°-35'-15"E 73.40' — S 89°-43'-36" W 80.15'

PID 60168176
LANDS OF
ALFRED G. HEUBACH AND MERRILL HEUBACH
DEED REC. BK. 409, PG. 403, NO. 8815

LANDS OF
DESMOND R. KNICKLE AND DONNA J. MASON
DEED REC. BK. 282, PG. 930, NO. 288
PID 60168143

Fd.SM — 68.30' — Fd.SM — 54.95 — Fd.SM
S 89°-59'-30" W — N74°-43'-15" W

PID 60168226
LANDS OF
JAMES M. CAMERON AND ANNE CAMERON
DEED REC. BK. 287, PG. 1009, NO. 284

N11°-10'-51" W 103.49'

67.36' — S 88°-30'-15" W

LANDS OF
SCHOONER RIDGE LAND OWNER'S ASSOCIATION
DEED REC. BK. 675, PG. 448, NO. 832
LOT 14 CONSISTS OF SCHOONER LANE AND DOREY DRIVE.

LANDS OF
WILLIAM T. FLOWER AND HILARY JOY FLOWER
DEED REC. BK. 584, PG. 902, NO. 1184

Fd.SH — 26.70' — 26.70' — N60°-07'-55"W — 33' — HIGHWAY — LUNENBURG

NSCM 16742 — N 31°-46'-22"E 165.31' — NSCH 16743 — N 30°-58'-57" W 1,814.04' TO NSCH 16742

PAVED SURFACE OF ROUTE NO. 401 — ORIGINAL ROUTE NO. 401 BLUE ROCKS ROAD BLUE ROCKS LIMITS

REQUEST APPROVAL FOR:
LOT 10-A: ADDITION OF PARCEL A TO EXISTING LOT 10.
LOT 11-B: ADDITION OF PARCEL B TO EXISTING LOT 11.
LOT 12-C: ADDITION OF PARCEL C TO EXISTING LOT 12.

ALL BOUNDARY INFORMATION FOR LOTS 13 & 14 WAS TAKEN FROM PLAN NO. 88-11-247 DATED NOV. 28, 1988, WITH REVISIONS DATED FEB. 16, 1995 AND OCT. 29, 1996, AS PREPARED BY G.D. EISNOR, N.S.L.S. 525, AND PLAN NO. 97-759 DATED NOV. 22, BY G.D. EISNOR.

- LEGEND -

- Boundary of lands surveyed
- Boundary of adjacent lands
- Overhead utility line
- Line not to scale
- Fence line
- Centerline
- UP Utility Pole
- NSCM Nova Scotia Control Monument
- SM Survey Marker (iron bar with identification cap)
- IB Iron Bar
- IP Iron Pipe
- CC Cross Cut
- WB Wooden Bound
- RP Rock Post
- TS Traverse Station
- Fd Found
- S Set
- CAL Calculated
- T/L Tie Line
- BC Beginning of Curve
- EC End of Curve
- WIT Witness

All angles and distances were measured in the field, unless otherwise noted, and are unadjusted.

No scale factor has been applied, unless otherwise noted.

THE BEARINGS ARE: ___ MAGNETIC for the year _____
X GRID based on the 3° modified transverse mercator projection having central meridian 64°-30' west and are referenced to Nova Scotia Control Monument numbers 16742 and 16743.

SURVEYOR'S CERTIFICATE

I, Gerald D. Eisnor, 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 22 day of NOV. A.D. 19 97

Gerald D. Eisnor N.S.L.S. No. 525

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS — FOUNDED 1951 — GERALD D. EISNOR — 525 — MEMBER

PLAN OF SUBDIVISION SHOWING LOTS 13 & 14 OF LANDS OF E.W. DOREY AND SONS CONSTRUCTION LTD. LOCATED AT GARDEN LOTS, LUNENBURG COUNTY, NOVA SCOTIA

REVISIONS: FEB. 7, 1998 TO SHOW LOTS 13 & 14. G.D. Eisnor 7/2/98
JULY 10, 1998 TO SHOW PARCELS A, B AND C. G.D. Eisnor 10/7/98

Gerald D EISNOR
N.S.L.S. #525
Subdivision and Woodland Surveys
Aquaculture Lease
Boundary Surveys
Location Certificates
Phone and Fax
634-3614
RR 3, Lunenburg (Fauxburg), Lunenburg County, NS B0J 2C0

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS — № 45829

Field surveys were carried out during the period of NOV. 17, 1997 JULY 7, 1998

DRAWN BY: D. L. SCHWARTZ, G.D. EISNOR
SCALE: 1" = 50'
DATE: NOVEMBER 22, 1997
PLAN NO: 97-759

MUNICIPALITY OF LUNENBURG
SUBDIVISION APPLICATION NUMBER
LM 98087
FINAL

MUNICIPALITY OF LUNENBURG

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOT(S) NO. 10-A, 11-B, 12-C
ENDORSED _____ DEVELOPMENT OFFICER
DATE 11 August 1998

Lot 12-C 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.

"Lots 10-A & 11-B (is, are) suitable for (lot(s) approved earlier remainder) the construction or installation of an on-site sewage disposal system for single family dwellings (proposed use) and any conditions which apply are contained in a report dated Aug. 13 98 and available from the Department of Environment".

The right-of-way width, alignment and drainage of the following rights-of-way are acceptable to the Municipality of the District of Lunenburg under subdivision application 186063, however, lot purchasers should be aware that the road within the right-of-way has not been constructed to a standard suitable for listing as a public road, and that public services such as school bus, garbage collection or snow ploughing should not be expected along these roads: Dorey Drive, Schooner Lane.

PUBLIC ROADS
THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:
Blue Rocks Road, NO. 401

004442
Filed Bridgewater Registry, the 19th day of Aug A.D. 1998 at 3:10 o'clock P M as No. 10,939
Donna N Conrad Dep Registrar

STOPPING SIGHT DISTANCES

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT GRADE	LEFT DISTANCE	RIGHT GRADE	RIGHT DISTANCE	PASS OR FAIL	COMMENTS
DOREY DRIVE (LOT 14)	60 Km/H	—	—	—	—	—	PASS	PREVIOUSLY APPROVED
LOT 10-A	"	—	—	—	—	—	PASS	" "
LOT 11-B	"	—	—	—	—	—	PASS	" "
LOT 12-C	"	—	—	—	—	—	PASS	" "