

MUNICIPALITY OF LUNenburg  
SUBDIVISION APPLICATION NUMBER

LM160081

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR  
LOT(S) NO. LOT R1Y & R2X

ENDORSED Shirley Schuler  
DEVELOPMENT OFFICER

DATE January 9, 2017

**PUBLIC ROADS**

THE FOLLOWING STREETS AND HIGHWAYS  
ARE OWNED AND MAINTAINED BY THE  
DEPARTMENT OF TRANSPORTATION:

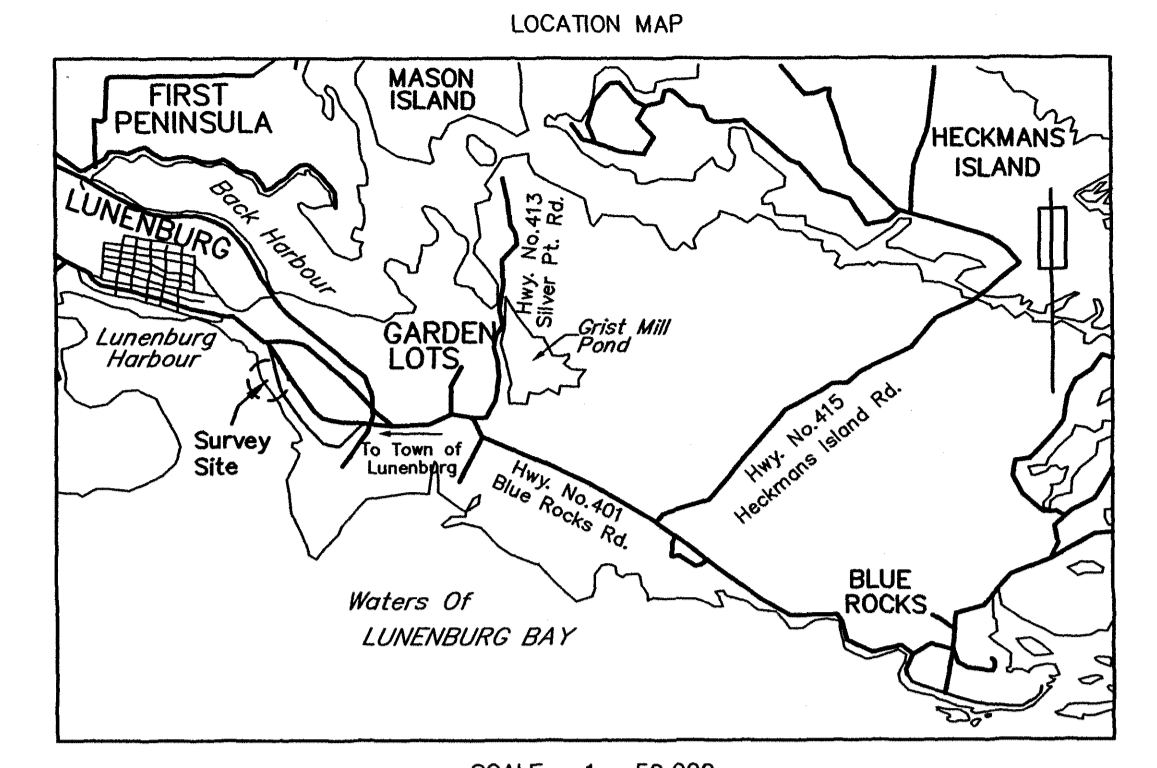
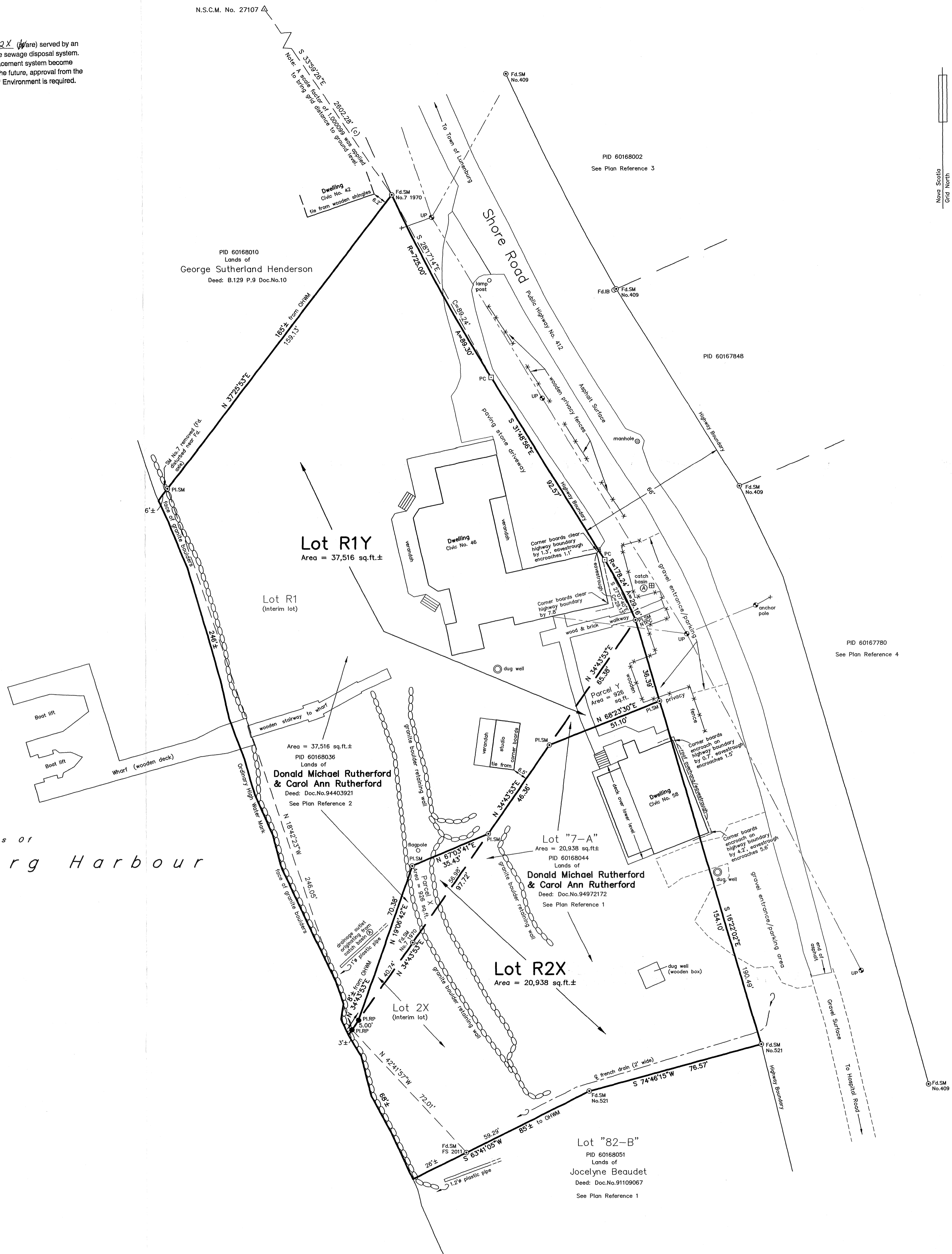
Shore Road, Auth# 412

Access to the public highway 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 DEC 14, 2016, and  
contained in the Department of Transportation.

LOT 2X (Interim), LOT R1 (Interim)  
LOT R1Y & R2X (s. 98) suitable for  
the construction or installation of an on-site sewage  
disposal system for single unit dwellings  
(proposed use)  
and any conditions which apply are contained in a  
report dated Dec 15, 2016 and available from the  
Department of Environment.

lots  
R1Y & R2X (Interim) served by an  
existing on-site sewage disposal system.  
Should a replacement system become  
necessary in the future, approval from the  
Department of Environment is required.

N.S.C.M. No. 27107



**LEGEND**

Boundaries dealt with by this plan	—	Nova Scotia Co-ordinate Monument	△ N.S.C.M.
Other Lands	—	Survey marker	⊙ SM
Overhead utility wires	—	Rock post	● RP
Tie line	—	Iron Pipe or Bar	○ IP/IB
Edge of gravel or travelled surface	—	Unmonumented point	□
Fence	—	Placed / Found	PL/Fd.
Property identifier number	PID	Fogarty Surveys Inc.	FS
Book/Page/Document No.	B./P./Doc.No.	Utility pole and anchor	UP ⊕
Ordinary High Water Mark	OHWM	Value calculated from traverse and GPS data	(c)
		Radius/Arc/Chord	R/A/C
		Tangent point of curvature	PC
		Non-tangent point of curvature	NTPC

**NOTES**

Bearings shown are Nova Scotia Co-ordinate Survey System, 3<sup>rd</sup> Modified Transverse Mercator Projection (ATS77), Central Meridian 64°00' West (Zone 5) 1994 Adjustment and were derived from GPS observations referenced to N.S.C.M. No. 27107, co-ordinate values (metres) converted to feet by dividing values by 0.3048.

N.S.C.M. No. 27107  
N. 4915357.796m E. 16126501.96'  
E. 5515564.925m E. 18095685.45'

Traverse values were compass rule adjusted.

Distances shown are ground distances. No scale factor was applied unless otherwise noted.

Field surveys were carried out during the period of September 26, 2016 to October 24, 2016.

Lot Designators: Parcels X & Y, Interim Lots 2X & R1 and Resulting Lots R2X & R1Y originate with this plan.  
Lot "7-A" originates with plan reference 1.

Approval requested for Parcel X as an addition to Lot "7-A", to create interim Lots 2X & R1, each with existing single family dwellings with existing sewage disposal systems and dug wells.

Approval requested for Parcel Y as an addition to interim Lot R1, to create Lot R1Y, existing single family dwelling with existing on-site sewage disposal system and dug well. Resulting Lot R2X also has a single family dwelling with on-site sewage disposal system and dug well.

- PLAN REFERENCES**
- Plan of Subdivision titled "GOSSELIN 041201P" by R.C. Becker Surveying Ltd. showing lands of Marguerite Annie Clevesey, Rejean Gosselin & Sylvie Gosselin, dated December 2, 2004 and filed at the Land Registration Office under No. 81319965.
  - Plan of Survey No. M-131 by Errol B. Hebb, N.S.L.S. No. 7, showing property of Violet Braithwaite Biph Koutouck under conveyance to Rev. David N. MacKoughton, dated November 13, 1970 and filed at the Land Registration Office under No. 1264.
  - Plan of Survey No. 12,174 by Berrigan Surveys Limited showing properties of Irene Falkenham, dated September 17, 2007.
  - Plan of Survey No. 12,288 by Berrigan Surveys Limited showing property claimed by Jean Blodde, dated February 8, 2008 and filed at the Land Registration Office under No. 91465881.

LUNenburg COUNTY LAND REGISTRATION OFFICE  
I certify that this plan was registered or recorded  
as shown here.  
Rebecca Bond, Registrar  
110167708 LR# RODG  
JAN 10 2017 13:37  
MM DD YYYY lma

**PLAN OF SUBDIVISION SHOWING**

Parcel X as an addition to Lot "7-A" creating interim Lots 2X & R1, then Parcel Y as an addition to interim Lot R1, to create

**Lots R1Y & R2X**

Lands of  
**Donald Michael Rutherford & Carol Ann Rutherford**

Located at Civic Nos. 46 & 58, Shore Road (Public Highway No. 412), Garden Lots, Lunenburg County, Nova Scotia.

**STOPPING SIGHT DISTANCES**

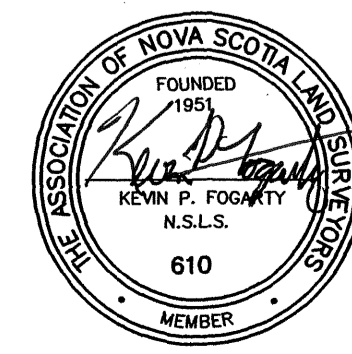
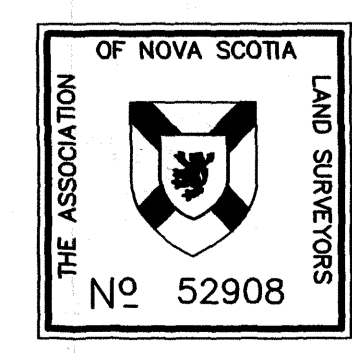
Lot No.	Speed Zone	Distance from lot corner left/right	Left		Right		Pass or Fail	Comments
			Grade	Distance	Grade	Distance		
Lot 2X (Interim lot)								Existing entrance
Lot R1 (Interim lot)								Existing entrance
Lot R1Y								Existing entrance
Lot R2X								Existing entrance

**SURVEYOR'S CERTIFICATE**

I, KEVIN P. FOGARTY, 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 Surveyors Act, Regulations and Standards made there under. Dated this 27th day of October, 2016.

Kevin P. Fogarty N.S.L.S. No. 610

**FOGARTY SURVEYS INC.**  
109 Logan Road, Unit No. 3  
Bridgewater, Nova Scotia  
B4V 3T3  
JOB FILE NO. 16-1572 PLAN NO. 16-815



**Form 28**

*Purpose: to record a non-enabling documents in a parcel register*

For Office Use

Registration district: COUNTY OF LUNENBURG  
 Submitter's user number: 2195  
 Submitter's name: MUNICIPALITY OF THE DISTRICT OF LUNENBURG

The attached plan/document relates to the following parcels registered under the *Land Registration Act*

PID	60168036
PID	60168044
PID	
PID	

**LUNENBURG COUNTY LAND REGISTRATION OFFICE**  
 I certify that this plan was registered or recorded as shown here.  
 Rebecca Bond, Registrar

110167708 LRM  ROD   
 Plan #

JAN 10 2017 13:37  
 MM DD YYYY Time

Municipal file number or land registration file number: W1160081

This form is submitted to record the following non-enabling instrument in the above-noted parcel register(s) (*select one*):

- plan
- boundary line agreement
- instrument of subdivision
- statutory declaration regarding de facto consolidation
- condominium declaration
- initial condominium bylaws
- condominium plan
- repeal of subdivision
- termination of condominium
- other (*specify*) \_\_\_\_\_

And in the matter of registered owner (*insert name*) \_\_\_\_\_  
Donald Michael Rutherford & Carol Ann Rutherford

**Note:** An amending Parcel Description Certification Application may be required.

Dated at Bridgewater, in the County of Lunenburg, Province of Nova Scotia,

January 9, 2017.

Norma Schiefer  
 Signature of Municipal Official

Name: Norma Schiefer  
 Address: 210 Aberdeen Rd.  
 Bridgewater, NS B4V 4G8  
 Phone: 902-541-1334  
 Emails: [nschiefer@modl.ca](mailto:nschiefer@modl.ca)  
 Fax: 902-527-1135