

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER
LM160081
FINAL

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

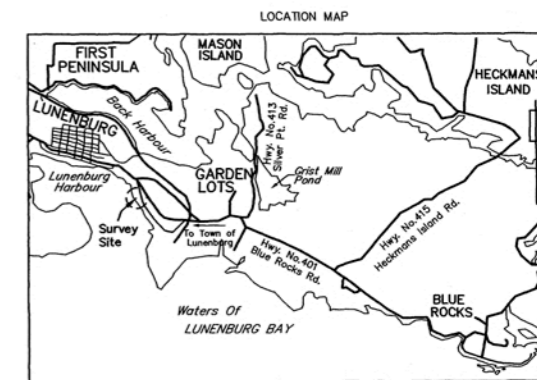
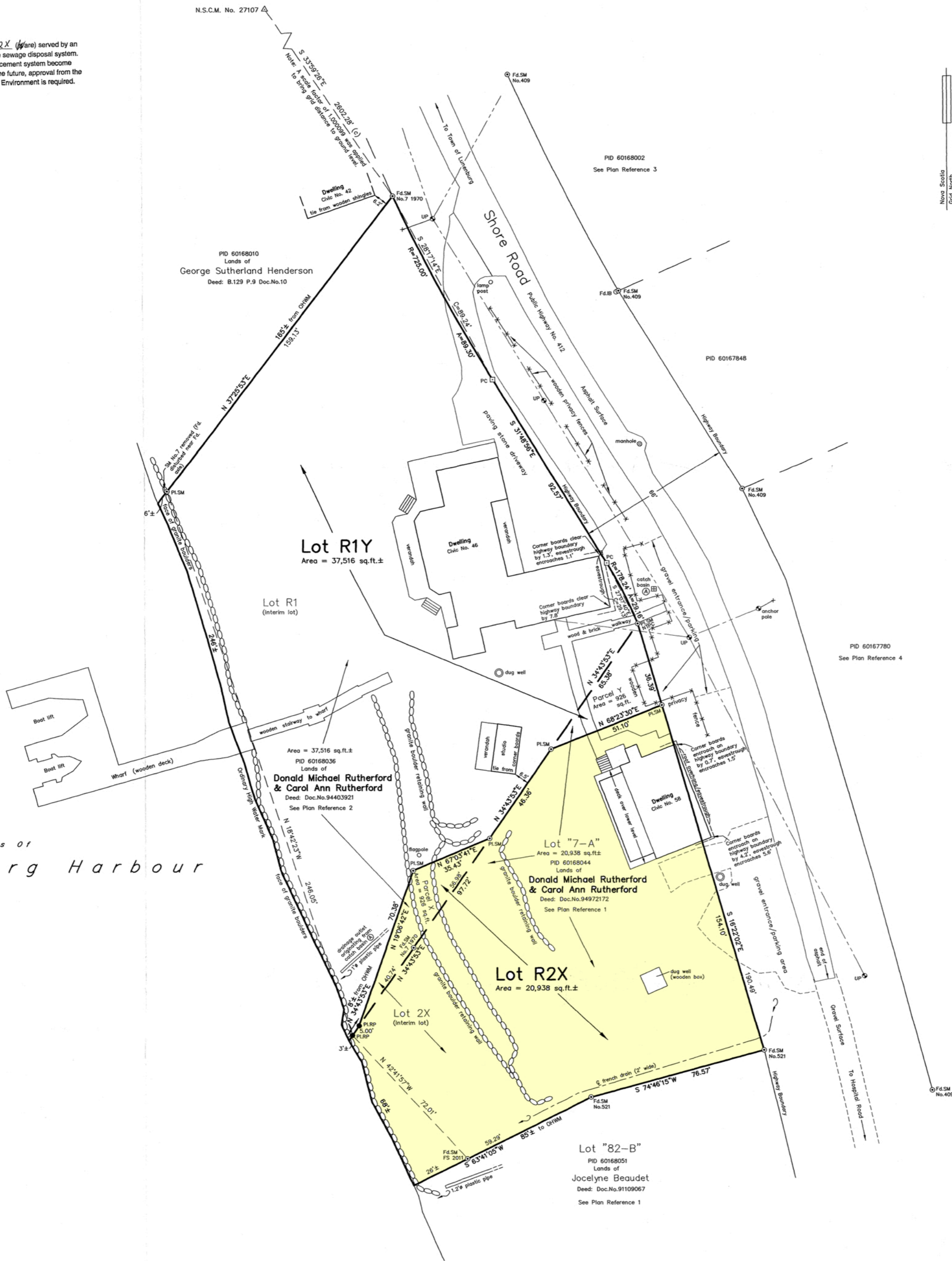
Access to the public highway as shown, has been approved for the lots created by this final plan of subdivision, and any conditions which apply are contained in a report dated DEC 14, 2016, and available from the Department of Transportation.

LOT R1Y & R2X (s. 98) suitable for the construction or installation of an on-site sewage disposal system for single unit dwellings and any conditions which apply are contained in a report dated DEC 14, 2016, and available from the Department of Environment.

lots R1Y & R2X (where) 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

Waters Of Lunenburg Harbour



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	---x---	Placed / Found	Pl./Fd.
Property Identifier number	PID	Fogarty Surveys Inc.	FS
Service Nova Scotia and Municipal Relations	B./P./Doc.No.	Utility pole and anchor	UP ⊕
Book/Page/Document No.	B./P./Doc.No.	Value calculated from traverse and GPS data	(c)
Ordinary High Water Mark	OHWM	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, 3rd Modified Transverse Mercator Projection (ATS77), Central Meridian 64°00' West (Zone 5) 1984 Adjustment and were derived from GPS observations referenced to N.S.C.M. No. 27107, co-ordinate values (metric) 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 Knutson 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 Boudin, 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 Boud, Registrar
110167708 LR# ROD#
 JAN 10 2017 13:37
 MM DD YYYY

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.

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

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

