

STAMPING AREA

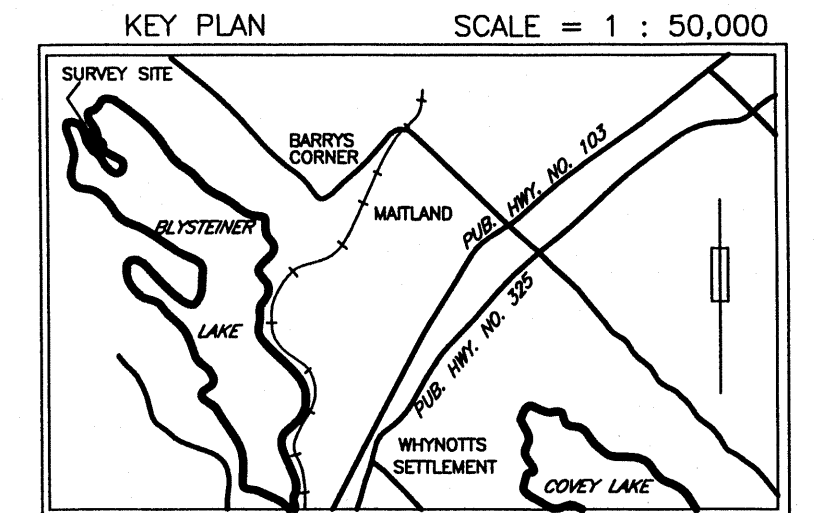
MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER

W120107

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) NO. LOT 13R-B & LOT 14-ARENDORSED Devin Schieler
DEVELOPMENT OFFICERDATE May 29, 2013

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS
ARE OWNED AND MAINTAINED BY THE
DEPARTMENT OF TRANSPORTATION:Line Grove Road, Auth# 487Access 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 2013, and
available from the Department of Transportation.LOTS 13R-B & 14-AR (if any) are suitable for
(single unit dwelling)
the construction or installation of an on-site sewage
disposal system for single unit dwelling
(proposed use)and any conditions which apply are contained in a
report dated Dec 2013 and available from the
Department of Environment.LOT 13R-B &
LOT 14-AR (if any) 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.LOT 12
PROPERTY OF
DAVID R. DOUCETTE
DEED REFERENCE: BOOK 360, PAGE 336
PID NO. 60251980LOT 13
PROPERTY OF
HARLIE FRANK JOHNSON
&
BETTY JEAN JOHNSON
DEED REFERENCE: BOOK 778, PAGE 47
PID NO. 60252012
AREA= 28,735 SQ. FT. ±LOT 14
PROPERTY OF
WALTER PYKE
&
CINDY PYKE
DEED REFERENCE: BOOK 625, PAGE 32
PID NO. 60252020
AREA= 28,642 SQ. FT. ±LOT 13R-B
AREA= 28,735 SQ. FT. ±LOT 13R
TOTAL AREA= 28,483 SQ. FT. ±LOT 14-A
TOTAL AREA= 28,894 SQ. FT. ±LOT 14-AR
AREA= 28,642 SQ. FT. ±LOT 15
PROPERTY OF
ROSALIE ANN STUDLEY
DEED REFERENCE: BOOK 341, PAGE 722
PID NO. 60252053WATERS OF
BLYSTEINER LAKE

LEGEND

- △ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
- S.M. SURVEY MARKER
- I.B./I.P. IRON BOLT/IRON PIPE
- ⊗ "X" CUT IN ROCK
- WOODEN POST
- TRAVERSE HUB
- X—X— WIRE FENCE
- X—X— STONE WALL
- FD FOUND
- (C) CALCULATED
- C.P. CALCULATED POINT
- UTILITY POLE
- R.P. ROCK PLUG
- LANDS DEALT WITH
- OTHER LANDS
- OVERHEAD UTILITY LINES
- B.C. BEGINNING OF CURVE
- E.C. END OF CURVE
- P.O.C. POINT OF CURVATURE
- N.T. NONTANGENTIAL
- OHWM ORDINARY HIGH WATER MARK

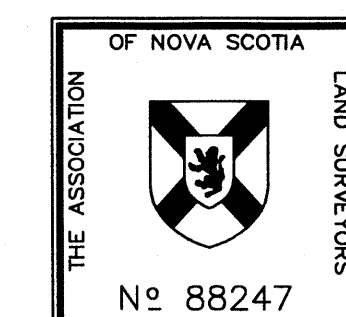
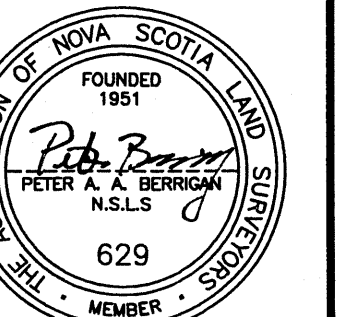
NOTE:
VALUES SHOWN - NOT ADJUSTED
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCESBEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3°W.T.M., C.M.64°30'W AND WERE
DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS TAKEN ON NOVA SCOTIA
COORDINATE MONUMENT NO. 23208

PLAN REFERENCE:

PLAN OF SURVEY NO. B-117 BY ERROL B. HEBB & ASSOCIATES, SHOWING SUBDIVISION OF
PROPERTY OF BARRIAN ENTERPRISES LTD., MATLAND, LUNENBURG COUNTY, NOVA SCOTIA,
DATED JULY 4, 1975, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-1259.NOTE:
LOT NOS. 14-AR & 13R-B ORIGINATE WITH THIS PLANSee Document 103130085See Document 103129986LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here
Jo in Plunkett, Registrar

103129986	Plan #	LRO ROD
MAY 30 2013	Time	9:48
MM DD YYYY		

PLAN OF SUBDIVISION

SHOWING PARCEL "A" (PORTION OF LOT 13), PROPERTY OF HARLIE FRANK
JOHNSON & BETTY JEAN JOHNSON, AS AN ADDITION TO LOT 14, PROPERTY
OF WALTER PYKE & CINDY PYKE, TO CREATE LOT 14-A AND LOT 13R
(INTERIM STEP); PARCEL "B" (PORTION OF LOT 14-A), AS AN ADDITION TO LOT
13R, TO CREATE RESULTING LOT 13R-B AND LOT 14-AR, CIVIC NOS. 119 AND
125, RAY POINT ROAD, MATLAND, LUNENBURG COUNTY, NOVA SCOTIA.FIELD SURVEY CARRIED OUT DURING
THE PERIOD OF JULY 31, 2012
THROUGH TO NOVEMBER 2, 2012
SCALE:
1"=20'
DATE OF PLAN:
NOVEMBER 6, 2012
PLAN NO.:
15,585Surveyors Certificate
I, Peter A. A. 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 6th day of NOVEMBER, 2012
Peter A. A. Berrigan N.S.L.S. #629BERRIGAN SURVEYS LIMITED
NOVA SCOTIA LAND SURVEYORS
BRIDGEWATER, LUN. CO., NOVA SCOTIA

STOPPING SIGHT DISTANCE

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT GRADE DISTANCE	RIGHT GRADE DISTANCE	PASS OR FAIL	COMMENTS
13R-B						EXISTING ENTRANCE
14-AR						