

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER
LM 99126
FINAL

SCALE 1:50,000
TOPO. SHEET IS A/B

ENHANCED ROADS
THE FOLLOWING STREETS AND HIGHWAYS ARE APPROVED AND CONVEYED BY THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS:
Oakland Rd., Auth. # 450
DATE: Feb. 28, 2001

*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 Dec. 20, 2000 and available from the Department of Transportation and Public Works.
Lots 2, 3 & 4 (are) suitable for the construction or installation of an on-site sewage disposal system for *single unit dwelling* and any conditions which apply are contained in a report dated Jan. 4, 2001 and available from the Department of Environment.

"IMPORTANT NOTICE"
Lots 1A, 2A, 3A & 4A (have) been created for a purpose which does not require an on-site sewage disposal system and will not be eligible for a permit to install a system unless the requirements of the Department of Environment are met.

"IMPORTANT NOTICE"
Lots 1A, 2A, 3A & 4A (have) been created for a purpose which does not require an on-site sewage disposal system and will not be eligible for a permit to install a system unless the requirements of the Department of Environment are met.

001054
Filed Bridgewater Registry, the 28th day of Feb. A.D. 2001 at 3:13 o'clock P.M.
As No. 11721
Erwin Turner
Registrar

APPROVAL REQUESTED FOR LOT 1A & LOT 2A AS NON DEVELOPMENT
APPROVAL REQUESTED FOR LOT 3A & LOT 4A AS NON DEVELOPMENT
APPROVAL REQUESTED FOR LOT 2A-HAZ, NON DEVELOPMENT.
APPROVAL REQUESTED FOR LOT 567B AS NON DEVELOPMENT.

APPROVAL REQUESTED FOR LOT 2 PROPOSED SINGLE FAMILY DWELLING WITH PROPOSED ON-SITE SERVICES.
APPROVAL REQUESTED FOR LOT 3, PROPOSED SINGLE FAMILY DWELLING WITH PROPOSED ON-SITE SERVICES.
APPROVAL REQUESTED FOR LOT 4, PROPOSED SINGLE FAMILY DWELLINGS WITH PROPOSED ON-SITE SERVICES.

- REFERENCES:
- PLAN No. 0-80 BY HERB TURNER HINDELMAN LAND SURVEYORS LIMITED, DATED JUNE 10th, 1988.
 - PLAN FILE No. C-2 BY NEFF JOSEPH DATED AUGUST 17th, 1968.
 - PLAN SHOWING HYSON'S POINT PROPERTY OF FRED HYSON AND MRS. ROBERT HYSON, DATED OCTOBER 23rd, 1947 AND FILED AT THE REGISTRY OF DEEDS OFFICE, BRIDGEWATER UNDER No. P-8600.
 - PLAN BY EDWARD H. SOLOMON SHOWING DIVISION OF PROPERTY BETWEEN JAMES HELTZ AND SOPHIA GISENHAUER DATED MAY 10th, 1882 AND FILED UNDER No. P-349.
 - PLAN DATED OCTOBER 7th, 1966 BY G.H. STARRETT.
 - PLAN C-20 DATED SEPTEMBER 14, 1928 BY S. EDGAR MARCH.
 - PLAN C-35 DATED Aug. 17th, 1968 BY NEFF JOSEPH.
 - PLAN A-99 BY NEFF JOSEPH.
 - PLAN OF PHILIP HYSON LAND BY PRESCOTT, DATED OCT. 26, 1774 FILED AT THE REGISTRY UNDER No. 377.
 - PLAN DATED APRIL 30, 1826 BY P. LANGILLE, FILED AT THE REGISTRY OF DEEDS UNDER No. 4.
 - PLAN A-97 DATED JUNE 4th, 1965 BY NEFF JOSEPH.
 - CONCEPT PLAN BY CIVTECH ENGINEERING AND SURVEYING LTD. DATED OCT. 22nd, 1999. Plan 99089.
 - PLAN A-77 BY HERB TURNER HINDELMAN LAND SURVEYORS LTD. DATED DEC. 8, 2000.
 - HIGHWAY STRIP PLAN HYSON'S POINT ROAD.



LEGEND

⊙ SM SURVEY MARKER	⊙ RP ROCK POST
Fd FOUND	⊙ UP UTILITY POLE
⊙ IB IRON BARS	⊙ NSCM NOVA SCOTIA CO-ORDINATE MONUMENT
⊙ IP IRON PIPE	T/L TELE LINE
B/B BEGINNING OF CURVE	⊙ C CALCULATED
E/C END OF CURVE	
PID PROPERTY IDENTIFICATION NUMBER	

VALUES SHOWN ARE UNADJUSTED. NO SCALE FACTOR WAS APPLIED.
SURVEY OF: OCTOBER 20th, 23rd, 27th, NOVEMBER 31, 2nd, 3rd, 9th, 10th, and 23rd, 2000.
DRAWN BY: MICHAEL W. FREEMAN
BEARINGS SHOWN ARE NOVA SCOTIA GRID (03° MODIFIED TRANSVERSE MERCATOR PROJECTION, CENTRAL MERIDIAN 64° 30' W) AND WERE DERIVED FROM N.S.C.M. No. 23371 AND N.S.C.M. No. 23370.

HERON POINT SUBDIVISION
FINAL PLAN OF SUBDIVISION
SHOWING PROPERTIES OF **OAKLAND SHIPPING LIMITED** UNDER CONVEYANCE TO **3034096 NOVA SCOTIA LIMITED** AT HYSON POINT, OAKLAND, LUNenburg COUNTY, NOVA SCOTIA.

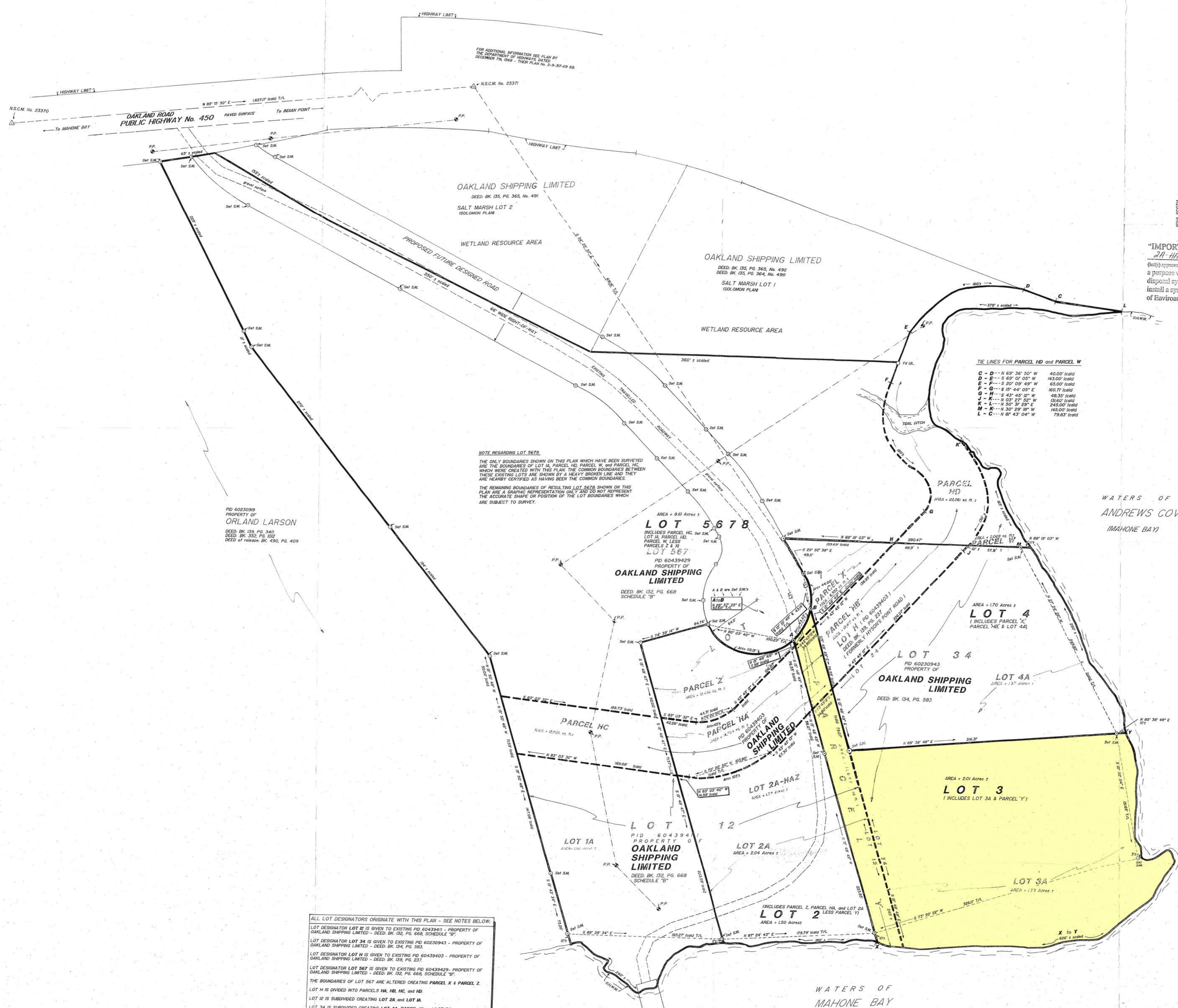
SURVEYOR'S CERTIFICATE
I, ERWIN R. TURNER Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Nova Scotia Land Surveyors Act and regulations made thereunder.
Dated this 28th day of JANUARY 2001.
Erwin Turner
ERWIN R. TURNER N.S.L.S. No. 431

OF NOVA SCOTIA
SURVEYORS
No. 51260

HUBBARD, N.S. BOJ ITO
Ph. 057 - 3448

TURNER SURVEYS
181 + 2 BROSEWATERNS. BAY 2ND Ph. 543 - 8002

PLAN No. **00-111**



NOTE REGARDING LOT 567B
THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF LOT 1A, PARCEL W, PARCEL HC, WHICH WERE CREATED WITH THIS PLAN. THE COMMON BOUNDARIES BETWEEN THESE EXISTING LOTS ARE SHOWN BY A HEAVY BROWN LINE AND THEY ARE HEAVILY CENTERED AS HAVING BEEN THE COMMON BOUNDARIES. THE REMAINING BOUNDARIES OF RESULTING LOT 567B SHOWN ON THIS PLAN ARE A GRAPHIC REPRESENTATION ONLY AND DO NOT REPRESENT THE ACCURATE SHAPE OR POSITION OF THE LOT BOUNDARIES WHICH ARE SUBJECT TO SURVEY.

PID 6023099
PROPERTY OF
ORLAND LARSON
DEED BK 135 PG. 340
DEED BK 350 PG. 920
DEED OF RELEASE BK 450, PG. 409

ALL LOT DESIGNATORS ORIGINATE WITH THIS PLAN - SEE NOTES BELOW.
LOT DESIGNATOR LOT 12 IS GIVEN TO EXISTING PID 60433941 - PROPERTY OF OAKLAND SHIPPING LIMITED - DEED BK 132, PG. 668, SCHEDULE "B".
LOT DESIGNATOR LOT 34 IS GIVEN TO EXISTING PID 60230943 - PROPERTY OF OAKLAND SHIPPING LIMITED - DEED BK 134, PG. 583.
LOT DESIGNATOR LOT H IS GIVEN TO EXISTING PID 60433403 - PROPERTY OF OAKLAND SHIPPING LIMITED - DEED BK 139, PG. 237.
LOT DESIGNATOR LOT 567 IS GIVEN TO EXISTING PID 60433429 - PROPERTY OF OAKLAND SHIPPING LIMITED - DEED BK 132, PG. 668, SCHEDULE "B".
THE BOUNDARIES OF LOT 567 ARE ALTERED CREATING PARCEL X & PARCEL Z.
LOT H IS DIVIDED INTO PARCELS NA, NB, NC, AND ND.
LOT 34 IS SUBDIVIDED CREATING LOT 4A, PARCEL W, AND LOT 3A.
PARCEL Z AND PARCEL NA ARE ADDED TO LOT 2A CREATING LOT 2A-HAZ.
PARCEL Y IS TO BE SUBTRACTED FROM LOT 2A-HAZ CREATING LOT 2.
PARCEL X IS TO BE ADDED TO LOT 3A CREATING LOT 3.
PARCEL X AND PARCEL NB ARE TO BE ADDED TO LOT 4A CREATING LOT 4.
PARCEL W, PARCEL ND, PARCEL NC, AND LOT 1A ARE TO BE ADDED TO REMAINDER OF LOT 567, CREATING LOT 567B.

STOPPING SIGHT DISTANCES

LOT No.	SPD	STOPPING DISTANCE FROM LOT CORNER	SIGHT DISTANCE	RIGHT OF WAY	COMMENTS
LOTS 567 & 567B					EXISTING ENTRANCE
LOTS 2, 3, 4, 1A, 3A, and 4A					EXISTING ENTRANCE - APPROVED BY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS (SEE LETTER DATED FEBRUARY 6, 2001)