

MUNICIPALITY OF LUNenburg  
SUBDIVISION APPLICATION NUMBER  
UM070070  
FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR  
LUNenburg LOT 104 (1000m) LOTS 1-5  
13-17, 19, 21, 22, 32-A  
ENDORSED BY *Heena Schiffr*  
CONVEYANCE OFFICER  
DATE December 24, 2008

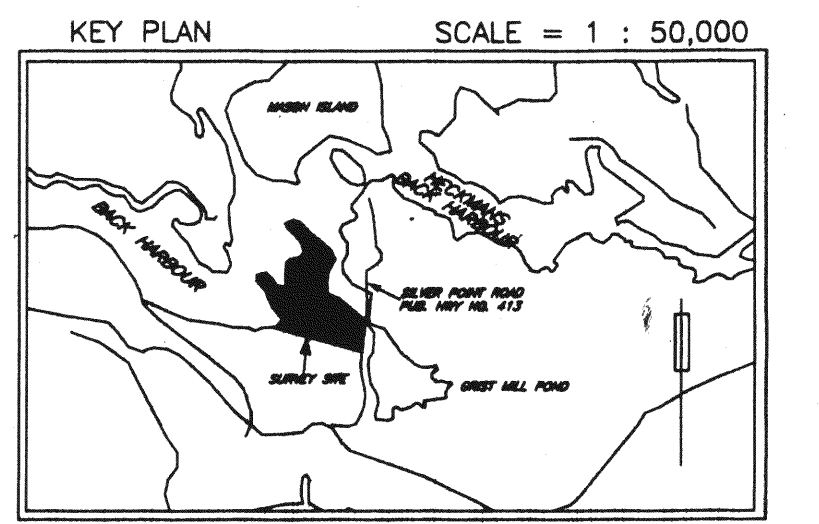
PUBLIC ROADS  
THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED  
AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:  
*Stone Point Road, Outer 413*

\*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 *July 25, 2007*, and available from the Department of Transportation and

The following streets and highways are owned and maintained by the Municipality of the District of Lunenburg:  
*Ocean Stone Drive*  
*Driftwood Crest*  
Lots 4-5, 13-17, 19, 31  
*Lot 1 (1000m)* (is/are) suitable for the construction or installation of an on-site sewage disposal system for *single unit dwelling* (residential use) and any conditions which apply are contained in a report dated *October 24, 2007*, and available from the Department of Environment.

\*IMPORTANT NOTICE  
*Lot 2 and 32-A* (if/they) have been created for *residential* (use/uses).  
\* Persons 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.

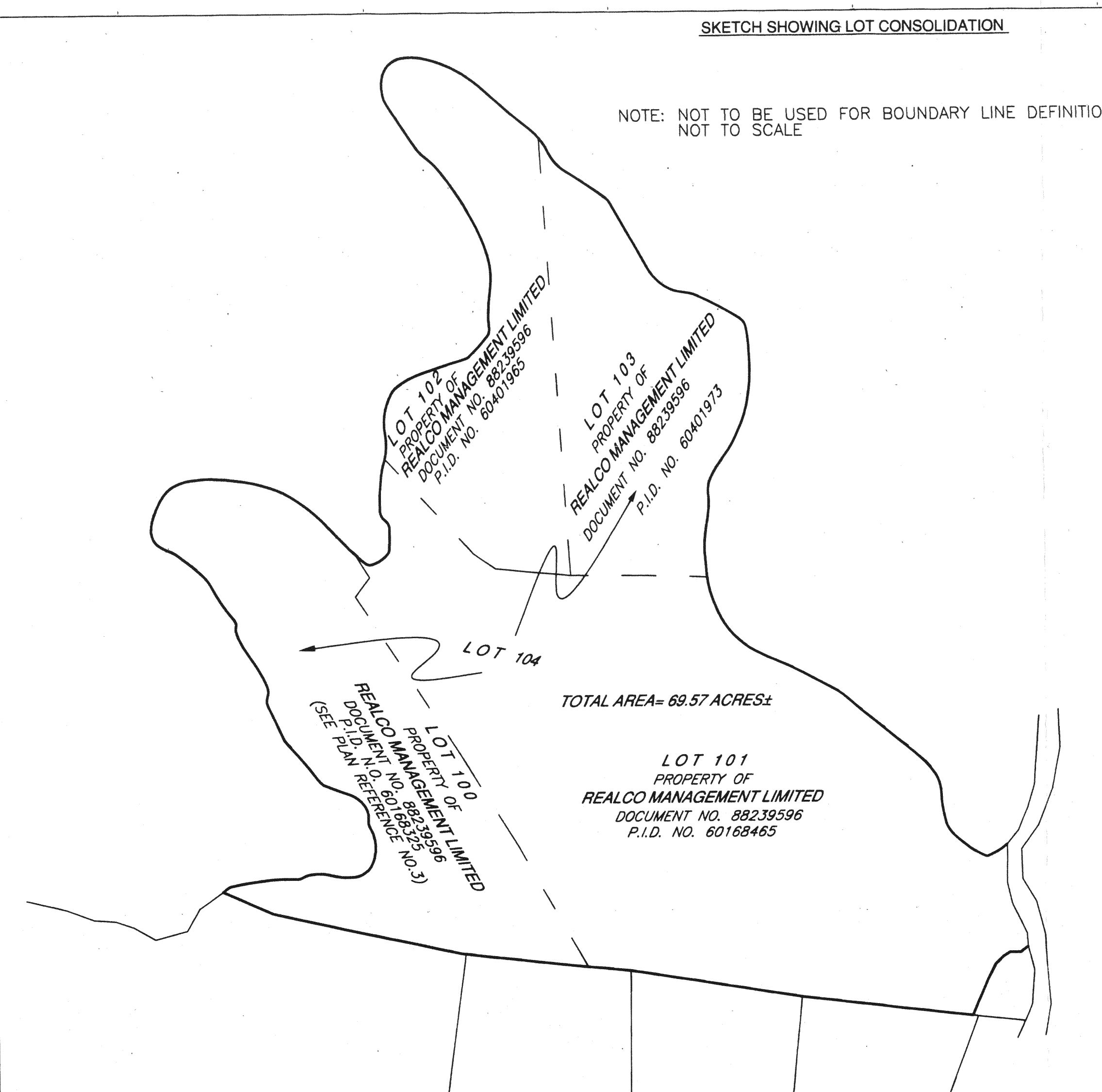
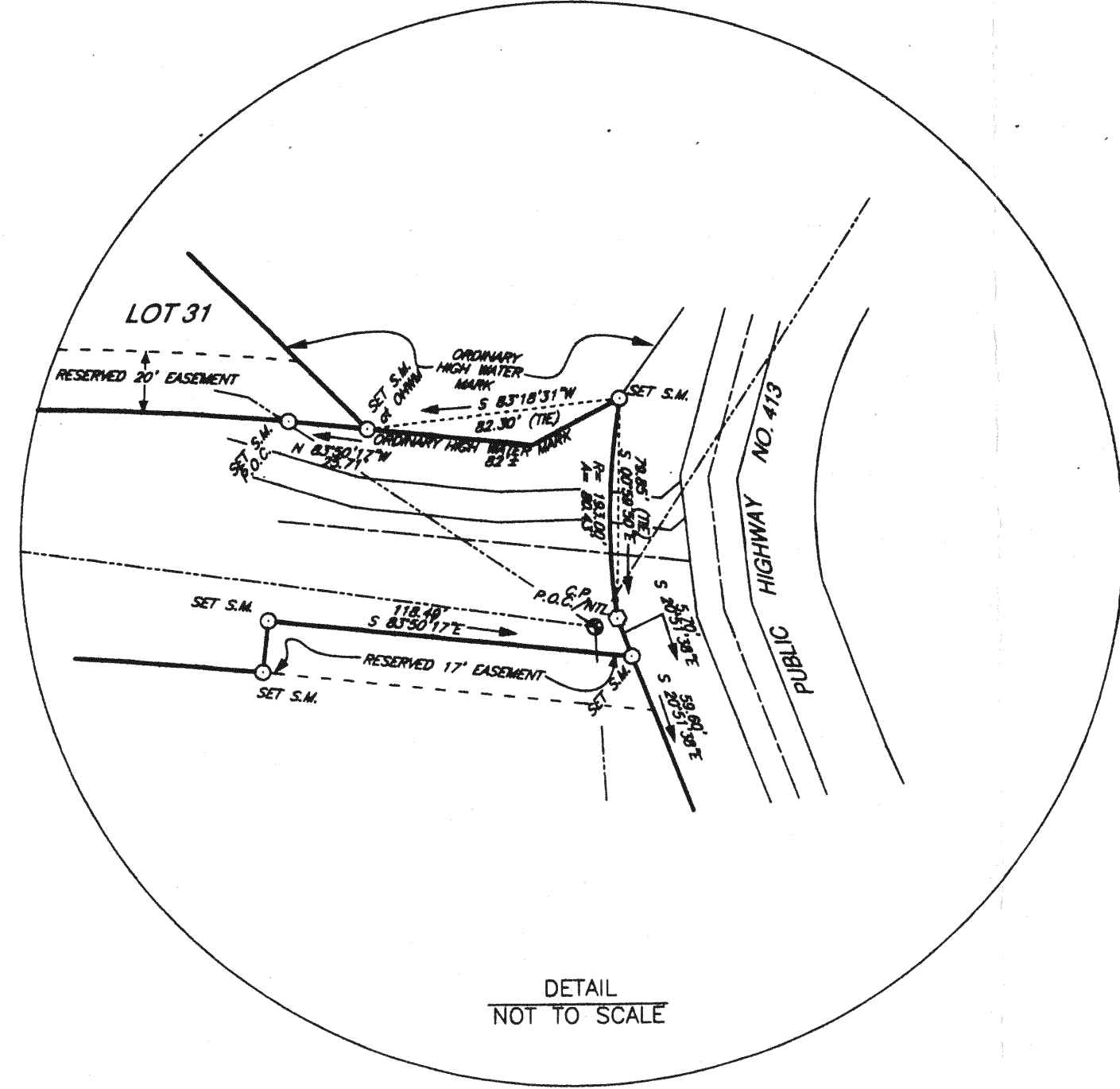
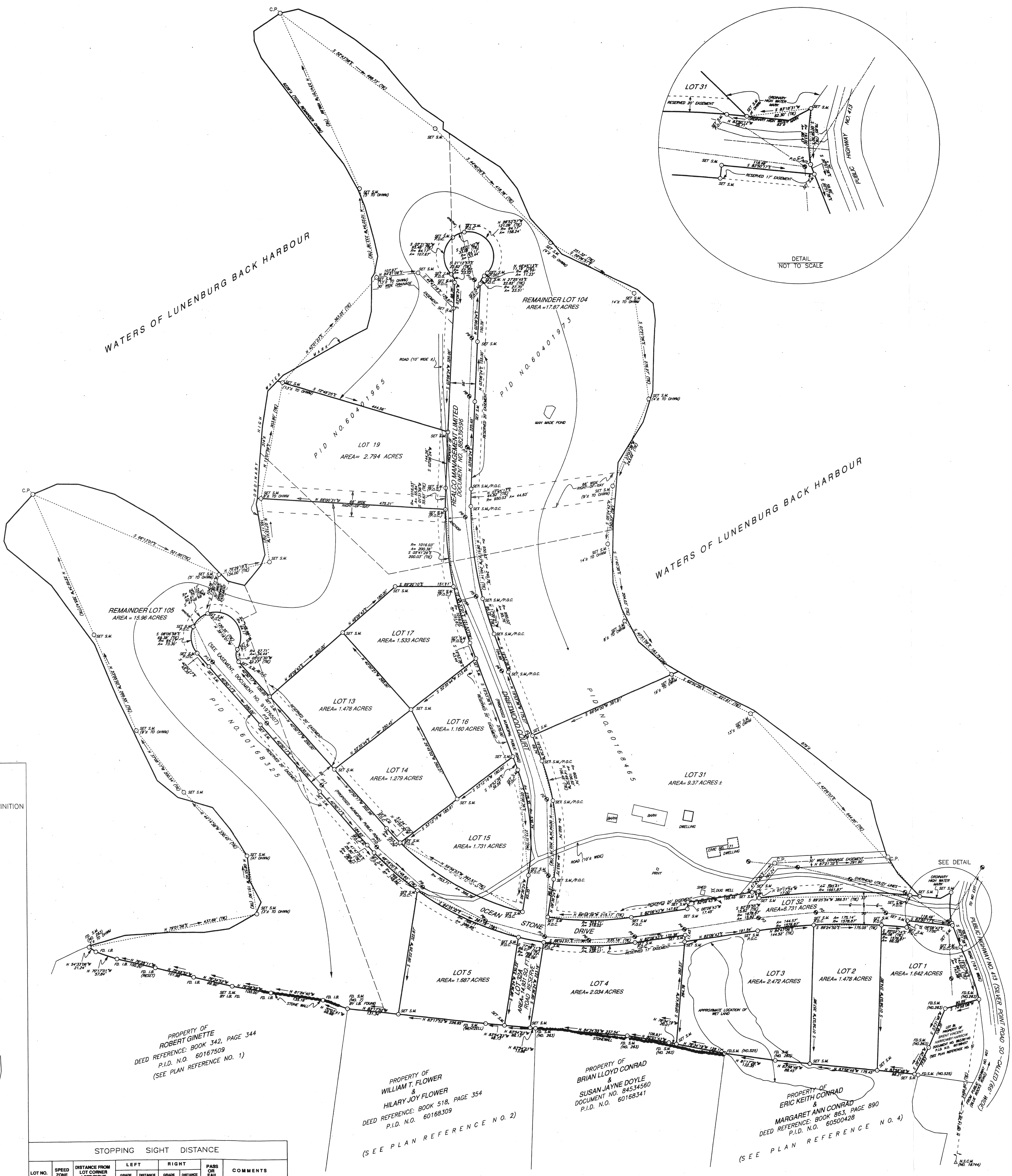
*Lot 31* (is/are) served by an existing on-site sewage disposal system. Should a replacement system become necessary in the future, approval from the Department of Environment is required.



- LEGEND
- ..... NOVA SCOTIA CO-ORDINATE MONUMENT
  - S.M. SURVEY MARKER
  - I.B./P.P. IRON BOLT/IRON PIPE
  - ⊗ CUT IN ROCK
  - ⊕ WOODEN POST
  - TRAVERSE HUB
  - WIRE FENCE
  - STONE WALL
  - FOUND
  - (C) CALCULATED
  - C.P. CALCULATED POINT
  - UTILITY POLE
  - R.P. ROCK PILE
  - LANDS DEALT WITH
  - OTHER LANDS
  - BEGINNING OF CURVE
  - END OF CURVE
  - P.O.C. POINT OF CURVATURE
  - NTL. NONTANGENTIAL
  - OHWM. ORDINARY HIGH WATER MARK

NOTE 1  
VALUES SHOWN - NOT ADJUSTED  
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES

- BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3°M.T.M., C.M. 64°30'W AND WERE DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS TAKEN ON NOVA SCOTIA COORDINATE MONUMENT NO. 18744.
- PLAN REFERENCES:
- 1) PLAN OF SURVEY NO. C-87, BY NEFF JOSEPH, N.S.L.S. NO. 257, SHOWING ESTATES OF WHITNEY & WARNER, GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, DATED SEPTEMBER 15, 1969, REVISED DECEMBER 4, 1969.
  - 2) PLAN OF SURVEY NO. 888, BY NEFF JOSEPH & ASSOCIATES, SHOWING PROPERTY OF MURRAY HOUSAGE & NEVILLE, MOOREHEAD PROPERTY OF EDWIN E. CONRAD, UNDER CONVEYANCE TO MURRAY HOUSAGE AND CONRAD, MOOREHEAD LOT 32-A, AT GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-4506, DATED JUNE 3, 1982.
  - 3) PLAN OF SURVEY BY RONALD G. WENTZEL, SURVEYS LIMITED, SHOWING PROPERTY OF FREDERICK R. ALISTY & ANNE ALISTY, GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-4922, DATED SEPTEMBER 5, 1983.
  - 4) PLAN OF SUBDIVISION NO. 99-82-7, BY GERALD D. EDSON, N.S.L.S. NO. 528, SHOWING LOTS 32-1A & 32-1B OF LANDS OF JOHN CLEMEN BRIDGEMAN AND JUDITH LOBBE, BRIDGEMAN, SILVER POINT ROAD, GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, DATED MAY 12, 1999, FILED AT THE REGISTRY OF DEEDS UNDER FILE NO. 11200.
  - 5) PLAN OF SURVEY NO. 020418P, BY R.C. BECKER SURVEYING LTD., SHOWING LANDS OF BRIDGEMAN & LOBBE, LOTS 100, 101, 102, 103, SILVER POINT ROAD, AT GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 27, 2002, FILED AT THE REGISTRY OF DEEDS UNDER NO. 12142.



# RUM POINT ESTATES

A PROJECT OF REALCO MANAGEMENT LIMITED

PLAN OF SUBDIVISION  
SHOWING CONSOLIDATION OF LOTS 100, 101, 102, AND 103 TO CREATE LOT 104, AND SUBDIVISION OF LOT 104 TO CREATE LOTS 32, PROPOSED MUNICIPAL PUBLIC HIGHWAY, LOT 32-A, PROPOSED MUNICIPAL ROAD RESERVE & LOTS 1, 2, 3, 4, 5, 13, 14, 15, 16, 17, 19 & LOT 31, PROPERTY OF REALCO MANAGEMENT LIMITED, SILVER POINT ROAD, GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA.

LUNenburg COUNTY LAND REGISTRATION OFFICE  
I certify that this plan was registered or recorded as shown here  
92497768 LRS/ROD  
14:52  
JAN - 6 2009

FIELD SURVEY CONDUCTED ON: FEB 8 & 2007 TO OCTOBER 15, 2008  
SCALE: 1" = 100'  
DATE OF PLAN: NOVEMBER 18, 2008  
PLAN NO.: 1756-0

I, Lester W. 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 18th day of NOVEMBER, 2008  
*Lester W. Berrigan* N.S.L.S. #409

**BERRIGAN SURVEYS LIMITED**  
NOVA SCOTIA LAND SURVEYORS  
BRIDGEWATER, LUN. CO., NOVA SCOTIA  
409  
No 78311

STOPPING SIGHT DISTANCE						
LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT GRADE	RIGHT GRADE	PASS OR FAIL	COMMENTS
LOT 31 (PROPOSED MUNICIPAL PUBLIC HIGHWAY)	30km/h	GENERAL	0%	10%	0%	PASS COMMERCIAL ENTRANCE
LOT 1-5, 13-17, 19, 21, 22, 32-A (PROPOSED MUNICIPAL PUBLIC HIGHWAY)	30km/h	GENERAL	0%	10%	0%	PASS
LOT 104 (PROPOSED MUNICIPAL PUBLIC HIGHWAY)	30km/h	GENERAL	0%	10%	0%	PASS