

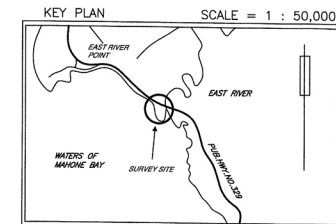
MUNICIPALITY OF CHESTER
 SUBDIVISION APPLICATION NUMBER
CM-S 2016-022
FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOTS (NO. Parcel A) as addition to parcel Lot 1-A
 ENDORSED Heather Archibald
 DEVELOPMENT OFFICER
 DATE Oct 21/16

ACCESS TO THE PUBLIC STREET AS SHOWN HAS BEEN APPROVED FOR THE LOTS CREATED BY THE FINAL PLAN AND ANY CONDITIONS WHICH APPLY ARE LISTED ON THE PLAN OR ARE CONTAINED IN A REPORT DATED Oct 13/16 AVAILABLE FROM THE AUTHORITY HAVING JURISDICTION FOR THE PUBLIC STREETS.

2R (S, ARE)
 (LOTS) APPROVED AND OR REMAINDER SUITABLE FOR THE CONSTRUCTION OR INSTALLATION OF AN ON-SITE SEWAGE DISPOSAL SYSTEM FOR A SINGLE UNIT DWELLING AND ANY CONDITIONS WHICH APPLY ARE CONTAINED IN A REPORT DATED May 17/16 AND AVAILABLE FROM THE DEPARTMENT OF THE ENVIRONMENT.

1-A (S, ARE) SERVED BY AN EXISTING ON-SITE SYSTEM AND SHOULD A REPLACEMENT SYSTEM BECOME NECESSARY IN FUTURE, APPROVAL OF THE REPLACEMENT SYSTEM FROM THE DEPARTMENT OF THE ENVIRONMENT IS REQUIRED.



- 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
 - 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.L. NONTANGENTIAL
 - OHWM ORDINARY HIGH WATER MARK (B.S.LTD.) BERRIGAN SURVEYS LIMITED
- NOTE :
 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 NOS. 15825 & 15826.

PLAN REFERENCES:
 PLAN OF SUBDIVISION NO. 900426P, BECKER & WENTZELL SURVEYS LTD., SHOWING LOTS 1-5, PROPERTY OF JOHN D. ROAST, ELLA C. ROAST & MURRAY E. ROAST, EAST RIVER POINT, LUNenburg COUNTY, NOVA SCOTIA, DATED APRIL 30, 1990. FILED AT THE REGISTRY OF DEEDS UNDER NO. 2306.

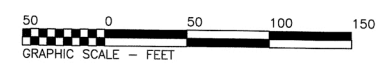
NOTE: LOT IDENTIFIERS PARCEL A, LOT 1-A AND REMAINDER 2R ORIGINATE WITH THIS PLAN

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

109804857 LRO RODW
 Plan #
 OCT 27 2016 15:32
 MM DD YYYY Time

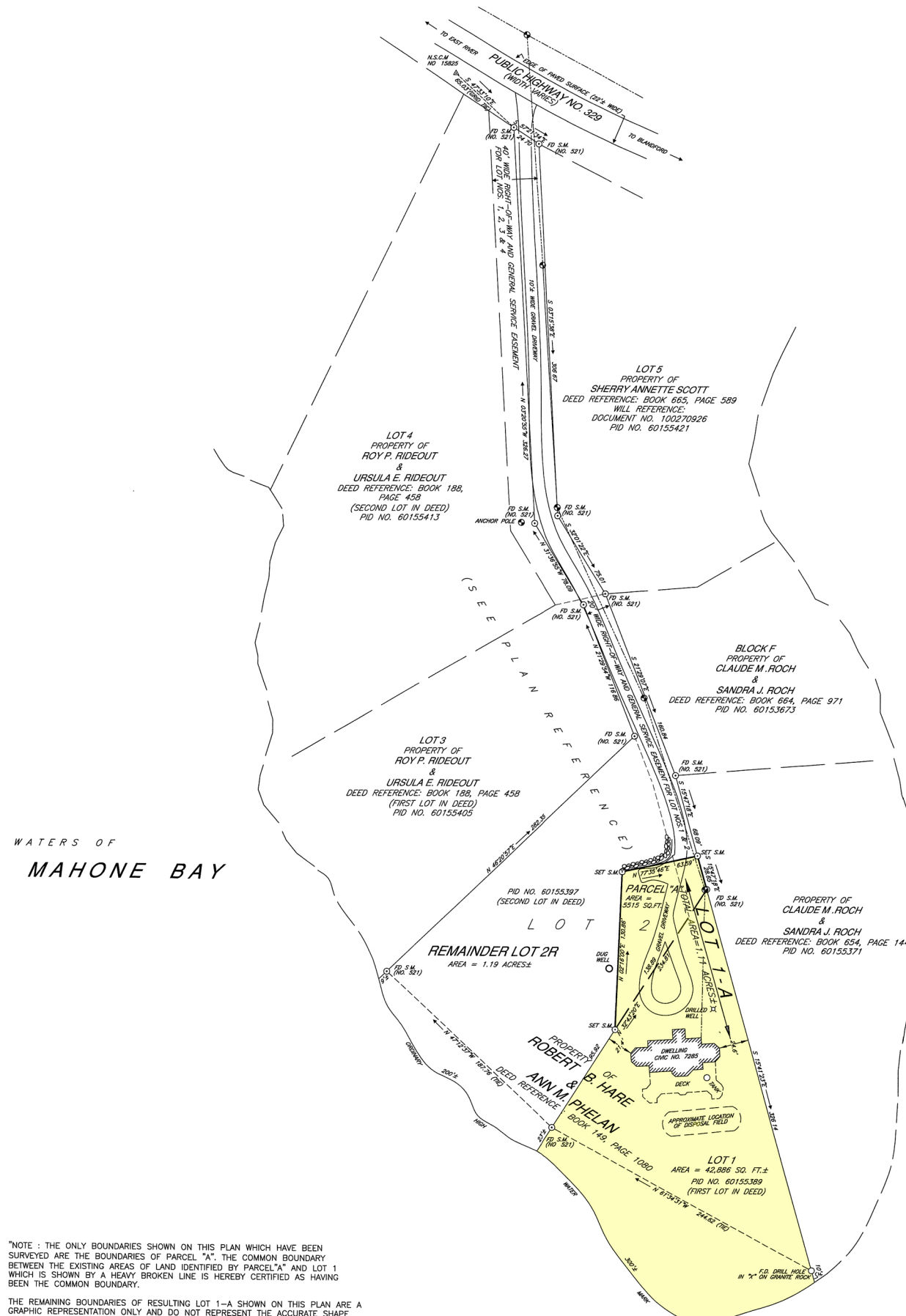
PLAN OF SUBDIVISION

SHOWING PARCEL "A" (PORTION OF LOT 2), AS AN ADDITION TO LOT 1 TO CREATE RESULTING LOT 1-A, PROPERTY OF ROBERT B. HARE & ANN M. PHELAN, CIVIC NO. 7285, HIGHWAY NO. 329, EAST RIVER POINT, LUNenburg COUNTY, NOVA SCOTIA.



Surveyors 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 Land Surveyors Act, Regulations and Standards made thereunder.
 Dated this 11th day of MAY, 2016
 Peter A. A. Berrigan
 N.S.L.S. #629

FIELD SURVEY CARRIED OUT DURING THE PERIOD OF JULY 4, 2016 TO JULY 7, 2016
 SCALE: 1" = 50'
 DATE OF PLAN: JULY 11, 2016
 PLAN NO.: 17.887



"NOTE : THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF PARCEL "A". THE COMMON BOUNDARY BETWEEN THE EXISTING AREAS OF LAND IDENTIFIED BY PARCEL "A" AND LOT 1 WHICH IS SHOWN BY A HEAVY BROKEN LINE IS HEREBY CERTIFIED AS HAVING BEEN THE COMMON BOUNDARY.

THE REMAINING BOUNDARIES OF RESULTING LOT 1-A 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 A FIELD SURVEY"

STOPPING SIGHT DISTANCE

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
1-A								
REMAINDER 2R								VA EXISTING RIGHT-OF-WAY TO PUBLIC HIGHWAY NO. 329

