STAMPING AREA

NOTE
LOTS____1BK____

ARE SERVICED OR CAN BE SERVICED
WITH A CENTRAL SEWER.

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___15 February 2018____
AVAILABLE FROM THE AUTHORITY HAVING
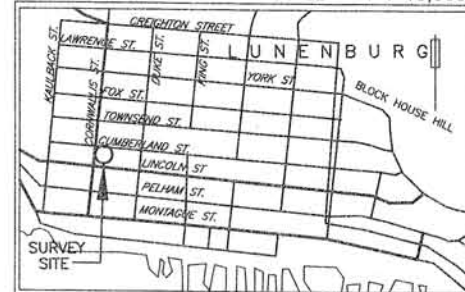JURISDICTION FOR THE PUBLIC STREETS.

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) number____1BK____

ENDORSED___DmSutherland____
                    DEVELOPMENT OFFICER
DATE___12 March 2018____

KEY PLAN   SCALE = 1 : 10,000

LUNENBURG

CREIGHTON STREET
LAWRENCE ST.
FOX ST.
YORK ST.
BLOCK HOUSE HILL
TOWNSEND ST.
CUMBERLAND ST.
LINCOLN ST.
PELHAM ST.
MONTAGUE ST.
KAULBACK ST.
CORNWALLIS ST.
KING ST.
DUKE ST.
PRINCE ST.

SURVEY SITE

NOVA SCOTIA GRID NORTH

(SEE PLAN REFERENCE NO. 2)

FD. S.M. (NO. 521)

EDGE OF PAVED SURFACE

CUMBERLAND STREET
(40' WIDE)

FD. IB.

78.00'

DWELLING
CIVIC NO. 70

PAVED AREA

SET S.M.   S 81°36'48"E 44.00'

FD. S.M. (NO. 7) IN ROCK

17.4'   4.9'   4.6'

2.5' CLEARANCE

GARAGE

REMAINING AREA=
5086 SQ. FT.±

BOARD FENCE

17.3'

2.5' CLEARANCE

PID NO. 60062106

REMAINDER LOT 2BKR
REMAINING PROPERTY OF
BARBARA JEAN OLIVELLA
(UNDIVIDED ONE HALF INTEREST) &
KEITH WILLIAM MYERS OLIVELLA
(UNDIVIDED ONE HALF INTEREST)
78'± DOCUMENT NO. 106395453
PID NO. 60060860

LOT 1BK
AREA=2841 SQ. FT.

CHAIN LINK FENCE

2.5' CLEARANCE

CORNWALLIS STREET
(45' WIDE)

EDGE OF PAVED SURFACE

66'±

64.03'

78'±

SET S.M.

1.87'

FD. S.M. DISTURBED

1.6' CLEARANCE

BOARD FENCE   CONCRETE RETAINING WALL

N 82°09'46"W
44.00' (TOTAL)

42.13'

FD. S.M. (NO. 7)

PROPERTY OF
BELL CANADA
DOCUMENT NO. 107570633
(SEE PLAN REFERENCE NO. 1)

2.4' CLEARANCE

BUILDING
CIVIC NOS. 181,183 & 185

BUILDING
CIVIC NO. 187

N 78°49'46.9"E   1566.99' (GRID TIE)

△ N.S.H.P.N. NO. 227118
N=16,125,681.683'
E=83,707,118.245'
(PUBLISHED VALUES)

PROPERTY OF
TERESA MARIE
DIXON
DEED REFERENCE:
BOOK 713, PAGE 316
PID NO. 60062072

LOT 2
PROPERTY OF
S. RICHARD
SHERMAN
DEED REFERENCE:
BOOK 840, PAGE 26
PID NO. 60062089

LOT 3
PID NO.
60062098

LINCOLN STREET
(40' WIDE)

LEGEND

Symbol	Description
△ N.S.H.P.N.	NOVA SCOTIA HIGH PRECISION NETWORK
⊙ S.M.	SURVEY MARKER
○ I.B./I.P.	IRON BOLT/IRON PIPE
⊗	"X" CUT IN ROCK
□	WOODEN POST
⊡	TRAVERSE HUB
×—×—×	WIRE FENCE
⌒⌒⌒	STONE WALL
FD.	FOUND
(C)	CALCULATED
⊙ C.P.	CALCULATED POINT
⊕	UTILITY POLE
● R.P.	ROCK POST
	LANDS DEALT WITH
	OTHER LANDS
	OVERHEAD UTILITY LINES
B.C.	BEGINNING OF CURVE
E.C.	END OF CURVE
P.O.C.	POINT OF CURVATURE
NTL.	NONTANGENTIAL

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

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3'M.T.M., ZONE 5, C.M.64°30'W AND
WERE DERIVED FROM G.N.S.S. OBSERVATIONS TAKEN ON NOVA SCOTIA ACTIVE CONTROL
STATION NO. 227118. THE HORIZONTAL REFERENCE FRAME USED HEREON IS BASED ON
THE NORTH AMERICAN DATUM OF 1983 (CSRS), EPOCH 2010.0 (G.N.S.S. OBSERVATIONS)

PLAN REFERENCES:
1) PLAN OF SURVEY NO. M-140 BY ERROL B. HEBB & ASSOCIATES SHOWING
PROPERTY OF THE ROYAL BANK OF CANADA IN THE TOWN OF LUNENBURG, N.S.,
UNDER CONVEYANCE TO MARITIME TELEGRAPH & TELEPHONE COMPANY LIMITED,
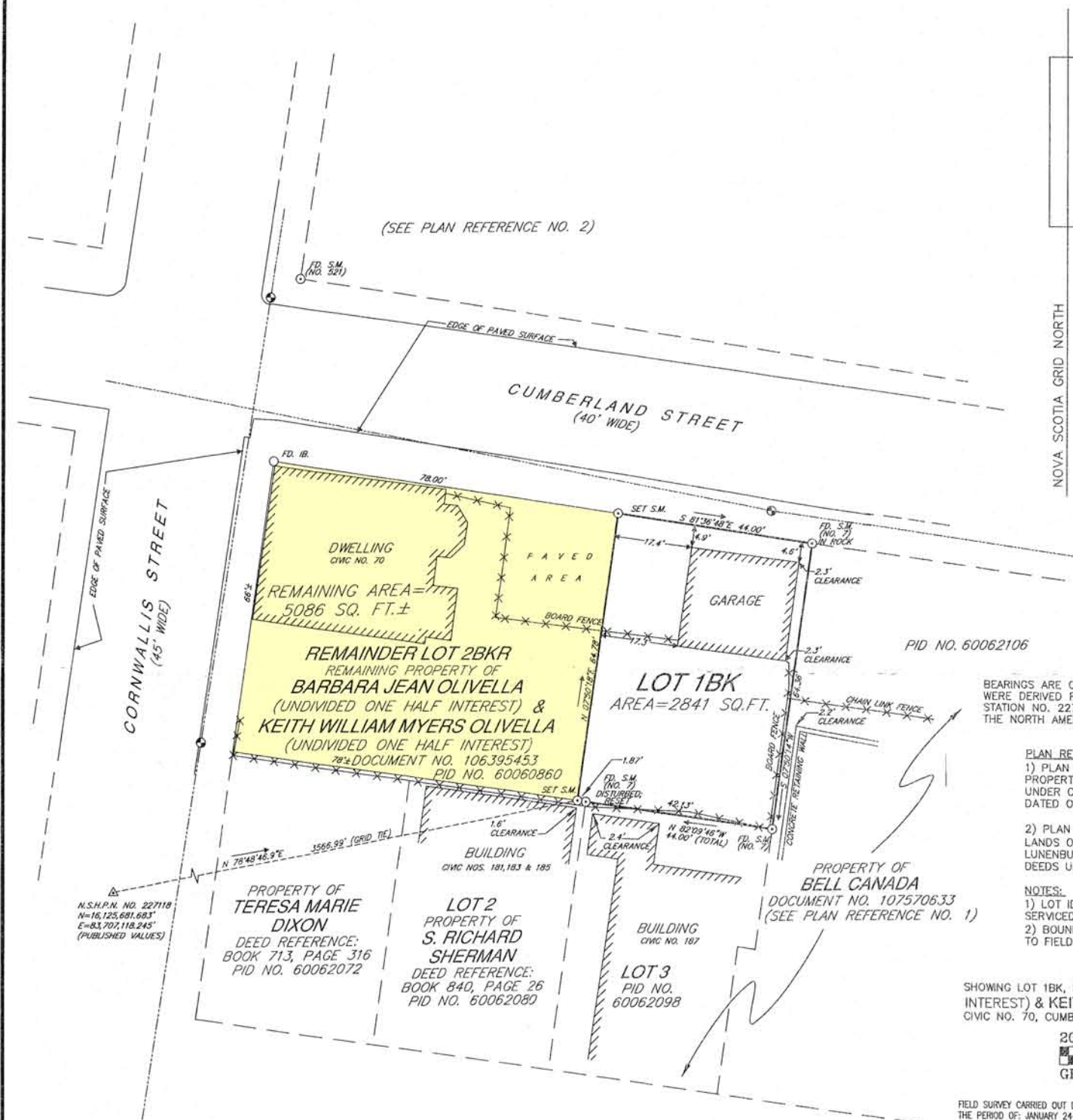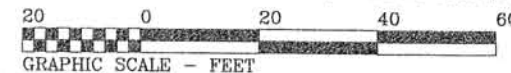DATED OCTOBER 12, 1971, FILED AT THE REGISTRY OF DEEDS UNDER NO. 1427.

2) PLAN OF SURVEY NO. 060326P BY R.C. BECKER SURVEYING LTD. SHOWING
LANDS OF THE RECTOR & WARDENS OF ST. JOHN'S ANGLICAN CHURCH, TOWN OF
LUNENBURG, LUN. CO., N.S., DATED MAY 4, 2006, FILED AT THE REGISTRY OF
DEEDS UNDER NO. 88140976.

NOTES:
1) LOT IDENTIFIERS 1BK AND REMAINDER 2BKR ORIGINATE WITH THIS PLAN AND ARE
SERVICED BY CENTRAL SEWER & WATER.
2) BOUNDARIES OF REMAINDER LOT 2BKR GRAPHIC REPRESENTATION ONLY: SUBJECT
TO FIELD SURVEY.

PLAN OF SUBDIVISION

SHOWING LOT 1BK, PROPERTY OF **BARBARA JEAN OLIVELLA** (UNDIVIDED ONE HALF
INTEREST) & **KEITH WILLIAM MYERS OLIVELLA** (UNDIVIDED ONE HALF INTEREST),
CIVIC NO. 70, CUMBERLAND STREET, TOWN OF LUNENBURG, LUNENBURG COUNTY, NOVA SCOTIA.

20   0   20   40   60
GRAPHIC SCALE - FEET

FIELD SURVEY CARRIED OUT DURING
THE PERIOD OF: JANUARY 24-29, 2018

SCALE :
1"=20'

DATE OF PLAN :
FEBRUARY 1, 2018

PLAN NO. :
18,836

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 ...1st... day of ....FEBRUARY........., 2018

..................Peter Berrigan.................N.S.L.S. #629
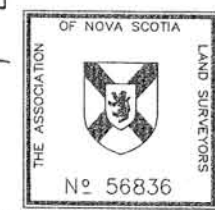
LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded
as shown here.
Rebecca Bond, Registrar

112296752
Plan #

LR☑ ROD☐

MAR 15 2018   12:30
MM DD YYYY   Time

HORIZONTAL DATUM:	NAD83 (CSRS)		EPOCH:	2010.0
VERTICAL DATUM:	CANADIAN GEODETIC VERTICAL DATUM 2013 (CGVD2013)			
PROJECTION:	3' MTM		ZONE:	5
DISTANCE SHOWN - HORIZONTAL GROUND DISTANCES				
GNSS SURVEY TYPE:	NRTK		SOURCE:	SMARTNET

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
Nº 56836

BERRIGAN SURVEYS LIMITED
NOVA SCOTIA LAND SURVEYORS
BRIDGEWATER, LUN. CO., NOVA SCOTIA

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
FOUNDED 1951
PETER A. A. BERRIGAN
N.S.L.S.
629
MEMBER