

CITY OF LUNenburg
 SUBDIVISION APPLICATION
 LM070084
 FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
 LOTS NO. LOTS J2-B (interim), J1-A (interim), J2-BC and J1-AD
 ENDORSED: Deema Schiefer
 DEVELOPMENT OFFICER
 DATE: May 9, 2008

PUBLIC ROADS
 THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED
 AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:
Trunk 3, Auth# 3
Second Peninsula Road, Auth# 424

*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 Oct 2, 2007, and available from the Department of Transportation and:
Lots J2-B (interim) & J2-BC (interim) (if are) suitable for (if approved and/or remainder) 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 May 1, 2008 and available from the Department of Environment*.

Lots J1-A (interim) & J1-AD (if 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.

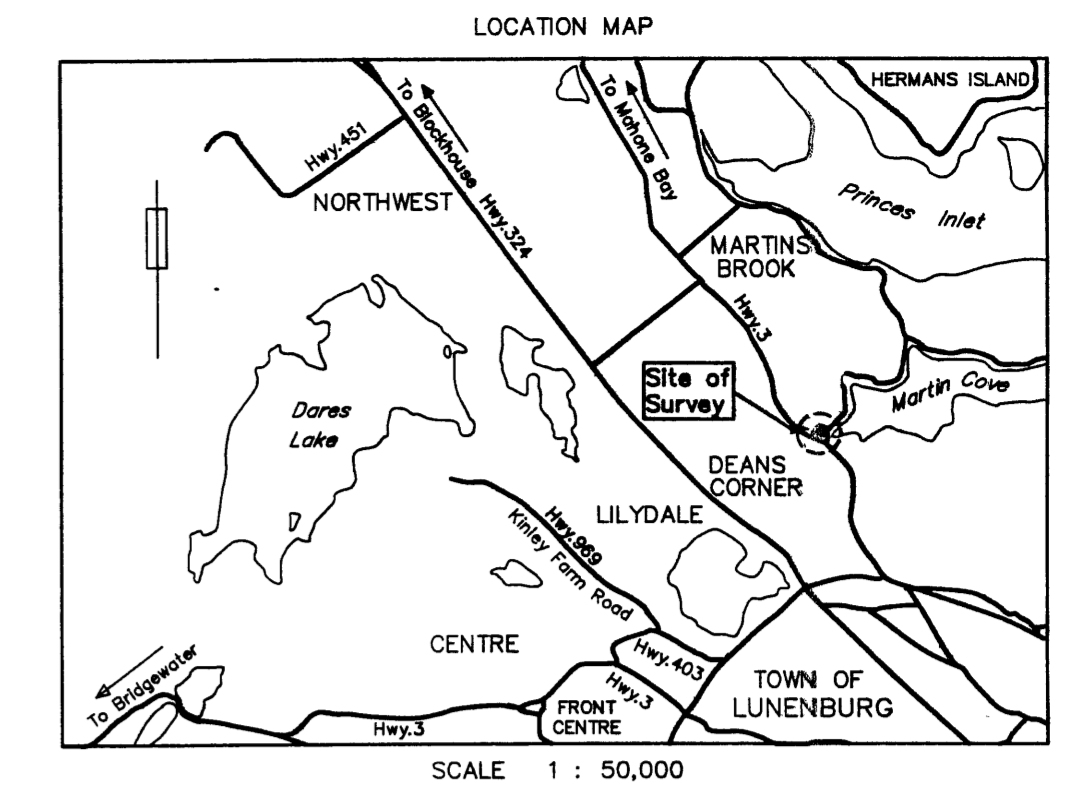
PID 60180379
 LANDS OF
MANNING WALTER BUTTS Sr. & JESSIE LINDA BUTTS
 DEED: B.625 P.157 Doc.No.6158

PID 60180346
 LANDS OF
MAURICE ARTHUR YOUNG & VERNA ROSE YOUNG

See Plan Reference 2

See Plan Reference 1

Road referred to in the Jordan deed as:
 1) "a hauling road leading to property formerly of the heirs of the late Nelson Young"
 2) "the Old Mahone Bay Road" (The Nova Scotia Department of Transportation and Public Works could find no evidence to support the Department claiming title to the road)
 George W. Jordan and Margaret J. Jordan claim access to existing lots J1 and J2 and to proposed lot J2-BC over the "Old Mahone Bay Road" so called which is shown on plan reference 2 as a "hauling road (right-of-way) used in common".



LEGEND

Boundaries dealt with by this plan	—	Nova Scotia Co-ordinate Monument	△ N.S.C.M.
Other Lands	---	Survey marker	⊙ SM
Overhead utility wires	----	Iron Pipe or Bar	⊖ IP/IB
Tie line	- - - -	Placed / Found	PI./Fd.
Edge of gravel or travelled surface	-----	Calculated Point	□ CP
Property identifier number	PID	Value calculated from location traverse data	(c)
Service Nova Scotia and Municipal Relations		Utility pole and anchor	⊕
Book/Page/Document No.	B./P./Doc.No.	Radius	Rad
		Beginning of Tangent Curve	BC
		End of Tangent Curve	EC

NOTES
 Bearings shown are Nova Scotia Grid North, 3' Modified Transverse Mercator Projection (ATS77), Central Meridian 64°30' West (Zone 5) 1979 Adjustment and were derived from observation on N.S.C.M. No. 16733 and N.S.C.M. No. 16734, Co-ordinate values (metric) converted to feet by dividing values by 0.3048.
 N.S.C.M. No. 16733 N. 4917455.008m E. 5512998.118m
 N.S.C.M. No. 16734 N. 4917348.784m E. 5513100.462m
 Traverses values were adjusted by the compass rule.
 Distances shown are ground distances. No scale factor was applied unless otherwise noted.
 Field surveys were carried out during the period of March 30, 2006 (control) and October 30, 2006 to April 7, 2008.

Lot Identifiers: Lot J1, Lot J2, Parcel A, Lot J1-A, Lot J2-B, Parcel C, Lot J1-AD, and Lot J2-BC originate with this plan.
 Lot M-1 originates with plan reference 4.
 Approval requested for Parcel A to be added to Lot J1 to create Lot J1-A (interim), existing on-site services, and Lot J2-B (interim), non-development purposes.
 Approval requested for Parcel C to be added to Lot J2-B to create Lot J2-BC, proposed on-site services, and Lot J1-AD, existing on-site services.

STOPPING SIGHT DISTANCES

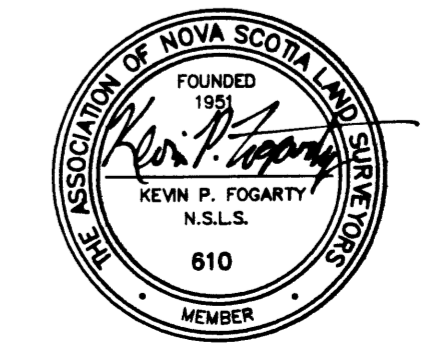
Lot No.	Speed Zone	Distance from lot corner left/right	Left		Right		Pass or Fail	Comments
			Grade	Distance	Grade	Distance		
Lot J1-A								Existing entrances at Public Highways No. 3 & 424
Lot J2-B								Access to Public Highway No. 424 via "Old Mahone Bay Road"
Lot J1-AD								Existing entrances at Public Highways No. 3 & 424
Lot J2-BC								Access to Public Highway No. 424 via "Old Mahone Bay Road"

- PLAN REFERENCES**
- Plan of Survey titled SCHNARE by Becker & Wentzell Surveys Ltd., dated June 5, 1986, revised through to April 19, 1987, showing property of Paul St. Clair Schnare, filed at the Land Registration Office under No. 6529.
 - Plan of Survey titled VEINOTTE 900516P by Becker & Wentzell Surveys Ltd., dated May 17, 1990, filed at the Land Registration Office under No. 7931.
 - N.S. Department of Highways Plan showing 2nd Peninsula Road, dated September 27, 1962.
 - Plan No. 06-129 by Fogarty Surveys Inc. showing Lot M-1, lands of Paul Mosher, dated December 14, 2006.

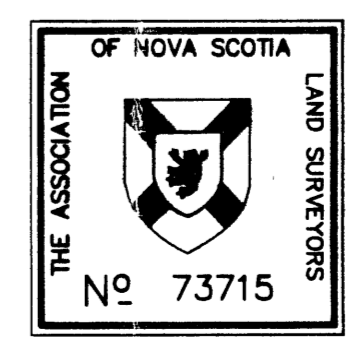
PLAN OF SUBDIVISION SHOWING
LOT J1-AD & LOT J2-BC
 LANDS OF
GEORGE W. JORDAN & MARGARET J. JORDAN
 Located at Public Highway No. 3 and Second Peninsula Road, Deans Corner, Lunenburg County, Nova Scotia.

SURVEYOR'S CERTIFICATE
 I, KEVIN P. FOGARTY, 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 7th day of April, 2008.

Kevin P. Fogarty N.S.L.S. No.610



FOGARTY SURVEYS INC.
 109 Logan Road, Unit No. 3
 Bridgewater, Nova Scotia
 B4V 3T3
 JOB FILE NO. 06-233 PLAN NO. 07-164



LUNenburg COUNTY LAND REGISTRATION OFFICE
 I certify that this plan was registered or recorded as shown here
 Joan Plunkett, Registrar
 906 29461 LRB RODD
 Plan #
 MAY 12 2008 12:06
 MM DD YYYY Time

