

CONFLICTING DEEDS:

- DEED TO GEORGE WALKER, DATED 25 NOVEMBER, 1969, RECORDED IN BOOK 140, PAGE 592 STATES "BOUNDED ON THE NORTH BY THE SHORE OF RIVERPORT HARBOUR". HIS PREDECESSOR IN TITLE, LEMUEL AND LAURA ZINCK CONVEYED THE LOT TO RIVERPORT ELECTRIC LIGHT COMMISSION IN 1954.
- DEED TO RIVERPORT FIRE DEPARTMENT FROM MALCOLM RITCEY AND BESSIE RITCEY, DATED 29 NOVEMBER, 1970, RECORDED IN BOOK 153, PAGE 583 STATES "36 FEET ALONG THE HIGHWAY FROM FIRE HALL TO THE RIVERPORT LIGHT COMMISSION PROPERTY".

NOTE:
THE ORIGINAL BOUNDARY BETWEEN ZINCKS AND RITCEYS WOULD NEED TO BE ESTABLISHED TO DETERMINE WHICH OF THE ABOVE ACTUALLY ADJOINS THE PROPERTY OF RIVERPORT ELECTRIC LIGHT COMMISSION.

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER

LMO40 143

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
L.C.P. NO. 162

ENDORSED: *Deirdre Wynne Johns* M.S.M. NO. 10754
DATE: Feb. 3, 2005

"IMPORTANT NOTICE"
Lots 1 & 2 (as shown) have been created for (as shown) and will 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.

PUBLIC ROADS:
THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION
Route 332

"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 *Jan. 10, 2005*, and available from the Department of Transportation and Public Works."

BOUNDARY LINE AGREEMENT

Whereas doubt has arisen as to the location of a common boundary line, we, the undersigned, KEVIN W. SPRINGER & KELLY R. SPRINGER and RIVERPORT FIRE DEPARTMENT, owners of adjacent properties at Riverport, in the County of Lunenburg, Province of Nova Scotia, hereby agree between ourselves, our heirs and assigns, to the line lettered "D"- "E", as shown on this Plan of Subdivision and Plan of Survey to be the correct and satisfactory division line between our respective properties and is henceforth the established boundary line thereof.

IN WITNESS WHEREOF we have hereunto subscribed our names affixed our seals the 9th day of December, 2004 A.D.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Wayne S. Hinch (Witness)
KEVIN W. SPRINGER
Kelly R. Springer (Witness)
KELLY R. SPRINGER
Clarence Grondin (Witness)
RIVERPORT FIRE DEPARTMENT
(CLARENCE GRONDIN - FIRE CHIEF)

PROVINCE OF NOVA SCOTIA,
COUNTY OF LUNENBURG, N.S.

ON THIS 14th day of December, 2004 A.D., before me the subscriber personally came and appeared *Wayne S. Hinch*, a subscribing witness to the foregoing AGREEMENT, who, having been by me duly sworn, made oath and said that KEVIN W. SPRINGER & KELLY R. SPRINGER and RIVERPORT FIRE DEPARTMENT, the parties thereto, signed, sealed and delivered the same in his presence.

Joan Plunkett
A Commissioner of the Supreme Court of Nova Scotia

JOAN PLUNKETT
JUDGE OF THE SUPREME COURT
OF NOVA SCOTIA

BOUNDARY LINE AGREEMENT

Whereas doubt has arisen as to the location of common boundary lines, we, the undersigned, RONALD P. LUSK & BARBARA L. LUSK and KEVIN W. SPRINGER & KELLY R. SPRINGER, owners of adjacent properties at Riverport, County of Lunenburg, Province of Nova Scotia, hereby agree between ourselves, our heirs and assigns, to the lines lettered "A"- "B" and "B"- "C" as shown on this Plan of Survey to be the correct and satisfactory division lines between our respective properties and are henceforth the established boundary lines thereof.

IN WITNESS WHEREOF we have hereunto subscribed our names and affixed our seals the 26th day of November, 2004 A.D.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Wayne S. Hinch (Witness)
RONALD P. LUSK
Barbara L. Lusk (Witness)
BARBARA L. LUSK
Kevin W. Springer (Witness)
KEVIN W. SPRINGER
Kelly R. Springer (Witness)
KELLY R. SPRINGER

PROVINCE OF NOVA SCOTIA,
COUNTY OF LUNENBURG, N.S.

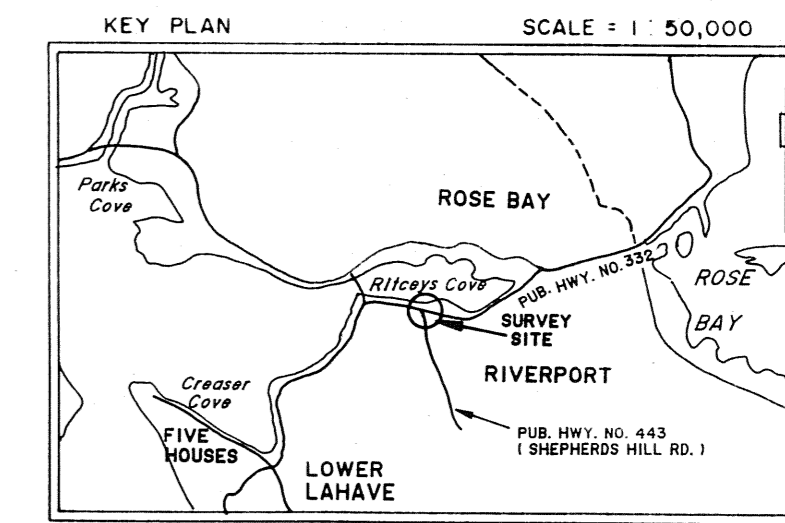
ON THIS 14th day of December, 2004 A.D., before me the subscriber personally came and appeared *Wayne S. Hinch*, a subscribing witness to the foregoing AGREEMENT, who, having been by me duly sworn, made oath and said that RONALD P. LUSK, BARBARA L. LUSK, KEVIN W. SPRINGER & KELLY R. SPRINGER, the parties thereto, signed, sealed and delivered the same in his presence.

Joan Plunkett
A Commissioner of the Supreme Court of Nova Scotia

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JUDGE OF THE SUPREME COURT
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STOPPING SIGHT DISTANCE

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
1	50 km/HR	3m RIGHT	0%	150m	0%	150m	PASS	
2	50 km/HR	3m LEFT	0%	150m	0%	150m	PASS	

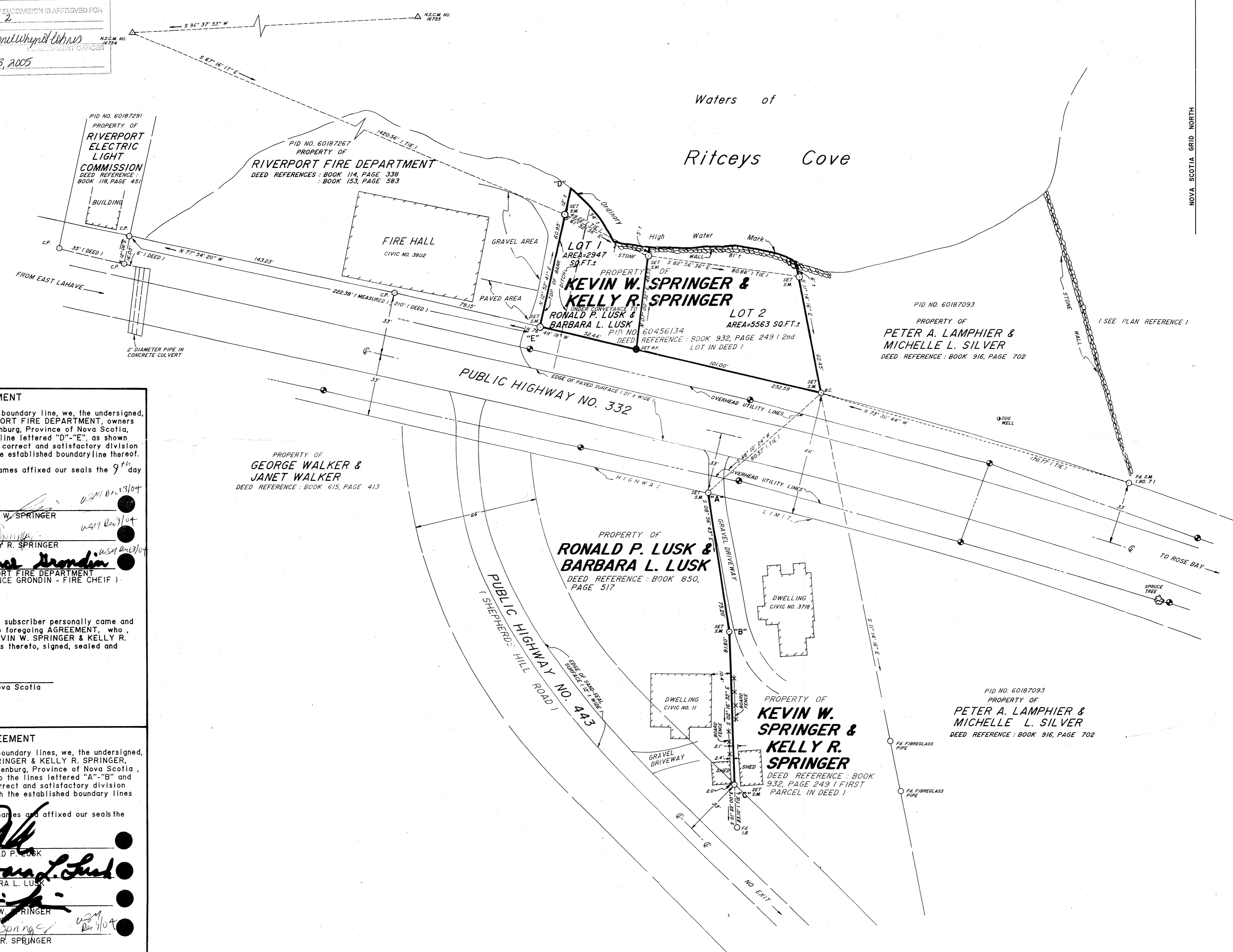


- LEGEND:**
- N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
 - S.M. SURVEY MARKER
 - I.B./I.P. IRON BOLT / IRON PIPE
 - X CUT IN ROCK
 - WOODEN POST
 - TRAVERSE HUB
 - WIRE FENCE
 - STONE WALL
 - Fd. FOUND
 - (C) CALCULATED
 - C.P. CALCULATED POINT
 - UTILITY POLE
 - R.P. ROCK PLUG
 - LANDS DEALT WITH
 - OTHER LANDS
 - B.C. BEGINNING OF CURVE
 - E.C. END OF CURVE
 - P.O.C. POINT OF CURVATURE
 - N.T.L. NONTANGENTIAL

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

PLAN REFERENCE:
PLAN OF SURVEY NO. C-175 BY ERROL B. HEBB & ASSOCIATES DATED JUNE 8, 1977, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-2871.

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3' M.T.M., C.M. 64° 30' W AND WERE DERIVED FROM OBSERVATIONS TAKEN ON NOVA SCOTIA COORDINATE MONUMENT NOS. 16754 & 16755.



Filed Bridgewater Registry, the 3rd day of Feb. A.D. 2005 at 15:52 M as No. 81319858
Quincy West Registrar

PLAN OF SUBDIVISION

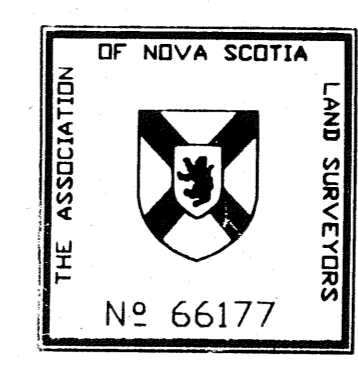
SHOWING LOT 1 AND LOT 2, PROPERTY OF KEVIN W. SPRINGER & KELLY R. SPRINGER, AND ALSO:

PLAN OF SURVEY

SHOWING COMMON BOUNDARY LINES BETWEEN PROPERTY OF RONALD P. LUSK & BARBARA L. LUSK, AND PROPERTY OF KEVIN W. SPRINGER & KELLY R. SPRINGER, AT RIVERPORT, LUNENBURG COUNTY, NOVA SCOTIA.

FIELD SURVEYS CARRIED OUT DURING THE PERIOD OF: AUGUST 20 - NOVEMBER 28, 2004
SCALE: 1"=30'
DATE OF PLAN: DECEMBER 6, 2004
PLAN NO.: 10,185

Surveyor's Certificate
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 6th day of DECEMBER, 2004
Lester W. Berrigan N.S.L.S. #409



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

