

STAMPING AREA

MUNICIPALITY OF LUNenburg  
SUBDIVISION APPLICATION NUMBER

Lm040107

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOT(S) NO. 1 & 2

ENDORSED *April Whyntel-Loban*  
DEVELOPMENT OFFICER

DATE *Dec 15, 2004*

Lot 2 (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.

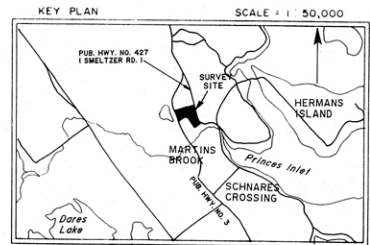
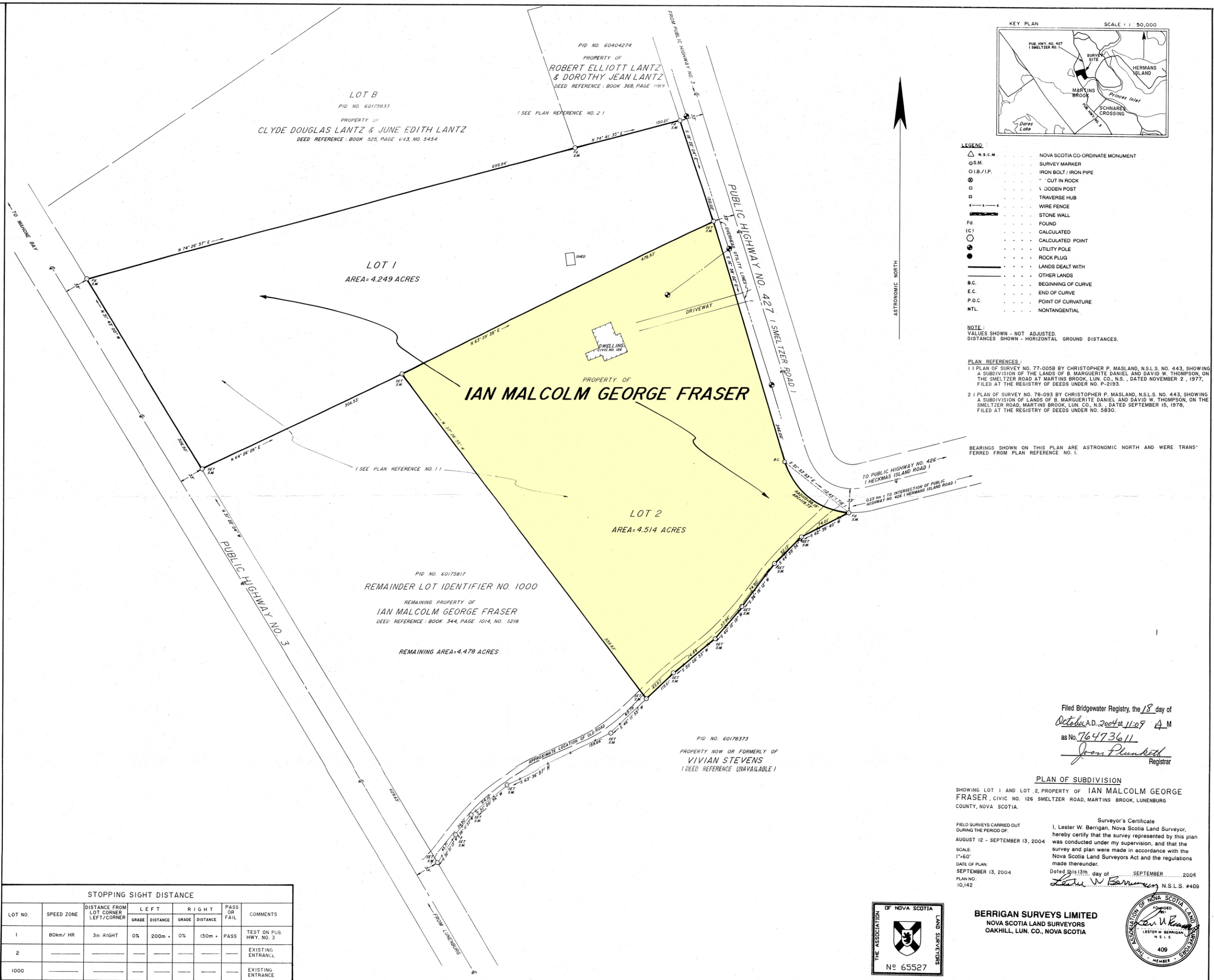
"IMPORTANT NOTICE"

Lot 1 (has/hasn't) been created for *residential* purposes 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.

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:  
*Trunk # 3, E. Smeltzer Rd, Auldy # 427*

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 12, 2004*, and available from the Department of Transportation and Public Works.



- LEGEND
- △ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
  - S.M. SURVEY MARKER
  - I.B./I.P. IRON BOLT / IRON PIPE
  - ⊗ CUT IN ROCK
  - ODDEN POST
  - ⊕ TRAVERSE HUB
  - WIRE FENCE
  - STONE WALL
  - Fd FOUND
  - (C) CALCULATED
  - CALCULATED POINT
  - UTILITY POLE
  - ROCK PLUG
  - LANDS DEALT WITH
  - OTHER LANDS
  - 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.

- PLAN REFERENCES:
- PLAN OF SURVEY NO. 77-0058 BY CHRISTOPHER P. MASLAND, N.S.L.S. NO. 443, SHOWING A SUBDIVISION OF THE LANDS OF B. MARGUERITE DANIEL AND DAVID W. THOMPSON, ON THE SMELTZER ROAD AT MARTINS BROOK, LUN. CO., N.S., DATED NOVEMBER 2, 1977, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-2193.
  - PLAN OF SURVEY NO. 78-093 BY CHRISTOPHER P. MASLAND, N.S.L.S. NO. 443, SHOWING A SUBDIVISION OF LANDS OF B. MARGUERITE DANIEL AND DAVID W. THOMPSON, ON THE SMELTZER ROAD, MARTINS BROOK, LUN. CO., N.S., DATED SEPTEMBER 15, 1978, FILED AT THE REGISTRY OF DEEDS UNDER NO. 5830.

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC NORTH AND WERE TRANSFERRED FROM PLAN REFERENCE NO. 1.

Filed Bridgewater Registry, the 18 day of  
*October* A.D. 2004 at 11:09 A.M.  
as No. 76473611  
*Joan Plumb*  
Registrar

PLAN OF SUBDIVISION  
SHOWING LOT 1 AND LOT 2, PROPERTY OF IAN MALCOLM GEORGE FRASER, CIVIC NO. 126 SMELTZER ROAD, MARTINS BROOK, LUNENBURG COUNTY, NOVA SCOTIA.

FIELD SURVEYS CARRIED OUT DURING THE PERIOD OF:  
AUGUST 12 - SEPTEMBER 13, 2004  
SCALE:  
1"=60'  
DATE OF PLAN:  
SEPTEMBER 13, 2004  
PLAN NO:  
10,142

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 13th day of SEPTEMBER, 2004  
*Lester W. Berrigan*  
N.S.L.S. #409

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/CORNER	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
1	80km/HR	3m RIGHT	0%	200m	0%	150m	PASS	TEST ON PUB. HWY. NO. 3
2								EXISTING ENTRANCE
1000								EXISTING ENTRANCE



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

