

STAMPING AREA

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER

LM150050

FINAL

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

ENDORSED Alma Schick
DEVELOPMENT OFFICER

DATE JUNE 7, 2016

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:

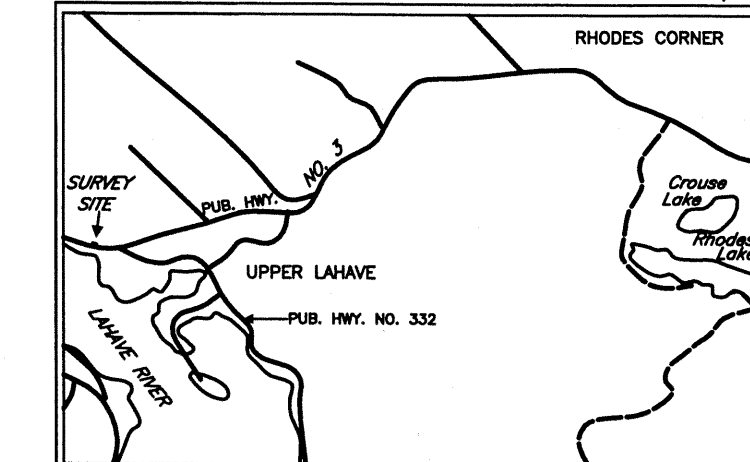
HIGHWAY NO. 3

Access to the public highway 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 Nov 4, 2015, and available from the Department of Transportation.

Lot 1C + Remainder Lot 2C-R (is/are) suitable for (the) approved application (s) for 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 OCT 5, 2015 and available from the Department of Environment.

Remainder Lot 2C-R (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.

KEY PLAN SCALE = 1 : 50,000



- 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-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
 - NTL NONTANGENTIAL
 - OHWM ORDINARY HIGH WATER MARK

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 TRANSFERRED FROM PLAN REFERENCE NO. 4.

- PLAN REFERENCES:**
- 1) PLAN OF SUBDIVISION NO. G-45, BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT 1 & LOT 2, PROPERTY OF WARREN M. BURNS & ROBERT C. BURNS AND SHOWING LOT 4 & LOT 5, PROPERTY OF RALPH S. GETSON, EVELYN GETSON, PAUL A. SPERRY & LOIS M. SPERRY, UPPER LAHAVE, LUNENBURG COUNTY, NOVA SCOTIA. DATED JUNE 27, 1995. FILED AT THE REGISTRY OF DEEDS UNDER NO. 10,179.
 - 2) PLAN OF SUBDIVISION NO. G-53, BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT P.S.-2, PROPERTY OF PAUL ALBERT SPERRY & LOIS MARJORIE SPERRY UNDER CONVEYANCE TO RALPH S. GETSON & EVELYN GETSON, UPPER LAHAVE, LUNENBURG COUNTY, NOVA SCOTIA. DATED APRIL 10, 1996. FILED AT THE REGISTRY OF DEEDS UNDER NO. 9942.
 - 3) PLAN OF SURVEY NO. 04-072, BY TURNER SURVEYS, SHOWING LOT 04-1 & 04-2, LANDS OF ROBERT C. BURNS AND WARREN M. BURNS, UPPER LAHAVE, LUNENBURG COUNTY, NOVA SCOTIA. DATED AUGUST 30, 2004. FILED AT THE REGISTRY OF DEEDS UNDER NO. 76226381.
 - 4) PLAN OF SURVEY NO. 12,107, BY BERRIGAN SURVEYS LIMITED, SHOWING PROPERTY OF LLOYD BURNS, PUBLIC HIGHWAY NO. 3, UPPER LAHAVE, LUNENBURG COUNTY, NOVA SCOTIA, DATED FEBRUARY 25, 2008, FILED AT THE REGISTRY OF DEEDS UNDER NO. 90111791

- NOTES:**
- 1) LOT NOS. 1C & REMAINDER 2C-R ORIGINATE WITH THIS PLAN.
 - 2) LOT NO 1C SUBJECT TO AN EASEMENT IN FAVOR OF NOVA SCOTIA POWER INC. (SEE DOCUMENT NO. 91200759)

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

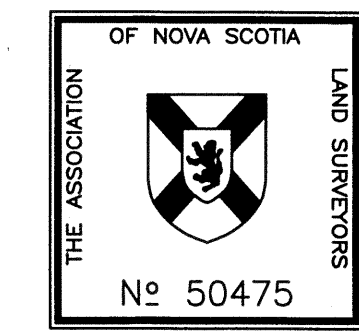
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PLAN OF SUBDIVISION

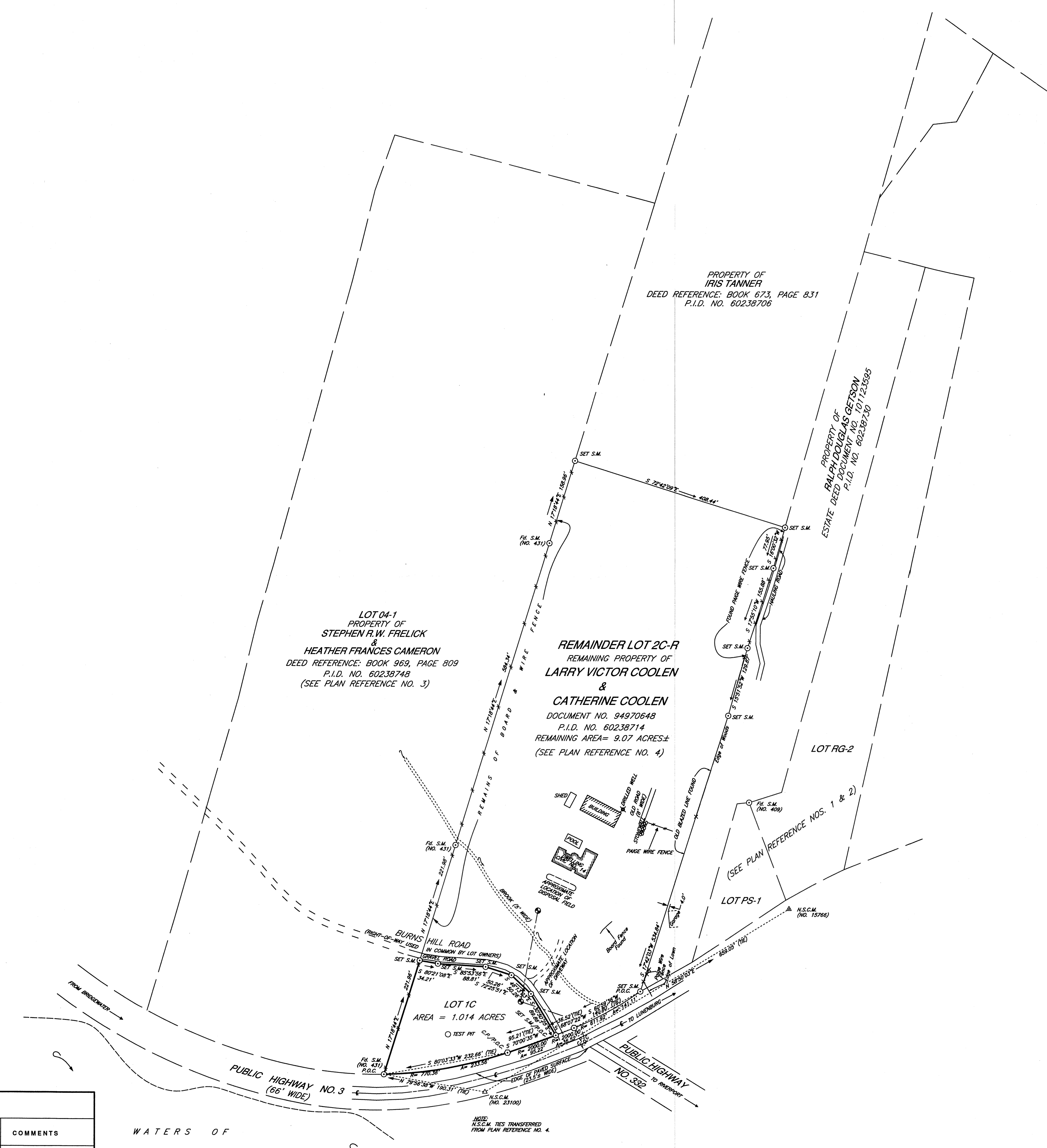
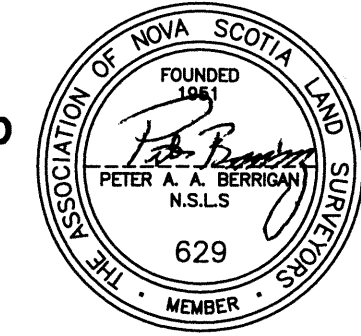
SHOWING LOT 1C, PROPERTY OF LARRY VICTOR COOLEN & CATHERINE COOLEN, BURNS HILL ROAD, UPPER LAHAVE, LUNENBURG COUNTY, NOVA SCOTIA

FIELD SURVEY CARRIED OUT ON :
DURING THE PERIOD OF
JULY 23, 2007 TO AUGUST 26, 2015
SCALE :
1" = 100'
DATE OF PLAN :
AUGUST 31, 2015
PLAN NO. :
17.205

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 there under.
Dated this 31st day of AUGUST, 2015
Peter A. A. Berrigan N.S.L.S. #629



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



STOPPING SIGHT DISTANCE								
LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
1C	70km/hr	3M RIGHT	-2%	183m	+7%	110m	PASS	RESIDENTIAL ENTRANCE
REMAINDER 2C-R								EXISTING RIGHT-OF-WAY ROAD (BURNS HILL ROAD) TO PUBLIC HIGHWAY NO. 3

WATERS OF LAHAVE RIVER

NOTE: N.S.C.M. TIES TRANSFERRED FROM PLAN REFERENCE NO. 4.