

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER
LM070070
FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOT 104, LOT 105, LOT 106, LOTS 1-5, 13-17, 19, 31, 32-A, 32-B, 32-C, 32-D, 32-E, 32-F, 32-G, 32-H, 32-I, 32-J, 32-K, 32-L, 32-M, 32-N, 32-O, 32-P, 32-Q, 32-R, 32-S, 32-T, 32-U, 32-V, 32-W, 32-X, 32-Y, 32-Z, 32-AA, 32-AB, 32-AC, 32-AD, 32-AE, 32-AF, 32-AG, 32-AH, 32-AI, 32-AJ, 32-AK, 32-AL, 32-AM, 32-AN, 32-AO, 32-AP, 32-AQ, 32-AR, 32-AS, 32-AT, 32-AU, 32-AV, 32-AW, 32-AX, 32-AY, 32-AZ, 32-BA, 32-BB, 32-BC, 32-BD, 32-BE, 32-BF, 32-BG, 32-BH, 32-BI, 32-BJ, 32-BK, 32-BL, 32-BM, 32-BN, 32-BO, 32-BP, 32-BQ, 32-BR, 32-BS, 32-BT, 32-BU, 32-BV, 32-BW, 32-BX, 32-BY, 32-BZ, 32-CA, 32-CB, 32-CC, 32-CD, 32-CE, 32-CF, 32-CG, 32-CH, 32-CI, 32-CJ, 32-CK, 32-CL, 32-CM, 32-CN, 32-CO, 32-CP, 32-CQ, 32-CR, 32-CS, 32-CT, 32-CU, 32-CV, 32-CW, 32-CX, 32-CY, 32-CZ, 32-DA, 32-DB, 32-DC, 32-DD, 32-DE, 32-DF, 32-DG, 32-DH, 32-DI, 32-DJ, 32-DK, 32-DM, 32-DN, 32-DO, 32-DP, 32-DQ, 32-DR, 32-DS, 32-DT, 32-DU, 32-DV, 32-DW, 32-DX, 32-DY, 32-DZ, 32-EA, 32-EB, 32-EC, 32-ED, 32-EE, 32-EF, 32-EG, 32-EH, 32-EI, 32-EJ, 32-EK, 32-EL, 32-EM, 32-EN, 32-EO, 32-EP, 32-EQ, 32-ER, 32-ES, 32-ET, 32-EU, 32-EV, 32-EW, 32-EX, 32-EY, 32-EZ, 32-FA, 32-FB, 32-FC, 32-FD, 32-FE, 32-FF, 32-FG, 32-FH, 32-FI, 32-FJ, 32-FK, 32-FL, 32-FM, 32-FN, 32-FO, 32-FP, 32-FQ, 32-FR, 32-FS, 32-FT, 32-FU, 32-FV, 32-FW, 32-FX, 32-FY, 32-FZ, 32-GA, 32-GB, 32-GC, 32-GD, 32-GE, 32-GF, 32-GG, 32-GH, 32-GI, 32-GJ, 32-GK, 32-GL, 32-GM, 32-GN, 32-GO, 32-GP, 32-GQ, 32-GR, 32-GS, 32-GT, 32-GU, 32-GV, 32-GW, 32-GX, 32-GY, 32-GZ, 32-HA, 32-HB, 32-HC, 32-HD, 32-HE, 32-HF, 32-HG, 32-HH, 32-HI, 32-HJ, 32-HK, 32-HL, 32-HM, 32-HN, 32-HO, 32-HP, 32-HQ, 32-HR, 32-HS, 32-HT, 32-HU, 32-HV, 32-HW, 32-HX, 32-HY, 32-HZ, 32-IA, 32-IB, 32-IC, 32-ID, 32-IE, 32-IF, 32-IG, 32-IH, 32-II, 32-IJ, 32-IK, 32-IL, 32-IM, 32-IN, 32-IO, 32-IP, 32-IQ, 32-IR, 32-IS, 32-IT, 32-IU, 32-IV, 32-IW, 32-IX, 32-IY, 32-IZ, 32-JA, 32-JB, 32-JC, 32-JD, 32-JE, 32-JF, 32-JG, 32-JH, 32-JI, 32-JJ, 32-JK, 32-JL, 32-JM, 32-JN, 32-JO, 32-JP, 32-JQ, 32-JR, 32-JS, 32-JT, 32-JU, 32-JV, 32-JW, 32-JX, 32-JY, 32-JZ, 32-KA, 32-KB, 32-KC, 32-KD, 32-KE, 32-KF, 32-KG, 32-KH, 32-KI, 32-KJ, 32-KK, 32-KL, 32-KM, 32-KN, 32-KO, 32-KP, 32-KQ, 32-KR, 32-KS, 32-KT, 32-KU, 32-KV, 32-KW, 32-KX, 32-KY, 32-KZ, 32-LA, 32-LB, 32-LC, 32-LD, 32-LE, 32-LF, 32-LG, 32-LH, 32-LI, 32-LJ, 32-LK, 32-LM, 32-LN, 32-LO, 32-LP, 32-LQ, 32-LR, 32-LS, 32-LT, 32-LU, 32-LV, 32-LW, 32-LX, 32-LY, 32-LZ, 32-MA, 32-MB, 32-MC, 32-MD, 32-ME, 32-MF, 32-MG, 32-MH, 32-MI, 32-MJ, 32-MK, 32-ML, 32-MN, 32-MO, 32-MP, 32-MQ, 32-MR, 32-MS, 32-MT, 32-MU, 32-MV, 32-MW, 32-MX, 32-MY, 32-MZ, 32-NA, 32-NB, 32-NC, 32-ND, 32-NE, 32-NF, 32-NG, 32-NH, 32-NI, 32-NJ, 32-NK, 32-NL, 32-NO, 32-NP, 32-NQ, 32-NR, 32-NS, 32-NT, 32-NU, 32-NV, 32-NW, 32-NX, 32-NY, 32-NZ, 32-OA, 32-OB, 32-OC, 32-OD, 32-OE, 32-OF, 32-OG, 32-OH, 32-OI, 32-OJ, 32-OK, 32-OL, 32-OM, 32-ON, 32-OO, 32-OP, 32-OQ, 32-OR, 32-OS, 32-OT, 32-OU, 32-OV, 32-OW, 32-OX, 32-OY, 32-OZ, 32-PA, 32-PB, 32-PC, 32-PD, 32-PE, 32-PF, 32-PG, 32-PH, 32-PI, 32-PJ, 32-PK, 32-PL, 32-PM, 32-PN, 32-PO, 32-PP, 32-PQ, 32-PR, 32-PS, 32-PT, 32-PU, 32-PV, 32-PW, 32-PX, 32-PY, 32-PZ, 32-QA, 32-QB, 32-QC, 32-QD, 32-QE, 32-QF, 32-QG, 32-QH, 32-QI, 32-QJ, 32-QK, 32-QL, 32-QM, 32-QN, 32-QO, 32-QP, 32-QL, 32-QM, 32-QN, 32-QO, 32-QP, 32-QR, 32-QS, 32-QT, 32-QU, 32-QV, 32-QW, 32-QX, 32-QY, 32-QZ, 32-RA, 32-RB, 32-RC, 32-RD, 32-RE, 32-RF, 32-RG, 32-RH, 32-RI, 32-RJ, 32-RK, 32-RL, 32-RM, 32-RN, 32-RO, 32-RP, 32-RQ, 32-RR, 32-RS, 32-RT, 32-RU, 32-RV, 32-RW, 32-RX, 32-RY, 32-RZ, 32-SA, 32-SB, 32-SC, 32-SD, 32-SE, 32-SF, 32-SG, 32-SH, 32-SI, 32-SJ, 32-SK, 32-SL, 32-SM, 32-SN, 32-SO, 32-SP, 32-SQ, 32-SR, 32-SS, 32-ST, 32-SU, 32-SV, 32-SW, 32-SX, 32-SY, 32-SZ, 32-TA, 32-TB, 32-TC, 32-TD, 32-TE, 32-TF, 32-TG, 32-TH, 32-TI, 32-TJ, 32-TK, 32-TL, 32-TM, 32-TN, 32-TO, 32-TP, 32-TQ, 32-TR, 32-TS, 32-TT, 32-TU, 32-TV, 32-TW, 32-TX, 32-TY, 32-TZ, 32-UA, 32-UB, 32-UC, 32-UD, 32-UE, 32-UF, 32-UG, 32-UH, 32-UI, 32-UJ, 32-UK, 32-UL, 32-UM, 32-UN, 32-UO, 32-UP, 32-UQ, 32-UR, 32-US, 32-UT, 32-UY, 32-UZ, 32-VA, 32-VB, 32-VC, 32-VD, 32-VE, 32-VF, 32-VG, 32-VH, 32-VI, 32-VJ, 32-VK, 32-VL, 32-VM, 32-VN, 32-VO, 32-VP, 32-VQ, 32-VR, 32-VS, 32-VT, 32-VU, 32-VV, 32-VW, 32-VX, 32-VY, 32-VZ, 32-WA, 32-WB, 32-WC, 32-WD, 32-WE, 32-WF, 32-WG, 32-WH, 32-WI, 32-WJ, 32-WK, 32-WL, 32-WM, 32-WN, 32-WO, 32-WP, 32-WQ, 32-WR, 32-WS, 32-WT, 32-WU, 32-WV, 32-WW, 32-WX, 32-WY, 32-WZ, 32-XA, 32-XB, 32-XC, 32-XD, 32-XE, 32-XF, 32-XG, 32-XH, 32-XI, 32-XJ, 32-XK, 32-XL, 32-XM, 32-XN, 32-XO, 32-XP, 32-XQ, 32-XR, 32-XS, 32-XT, 32-XU, 32-XV, 32-XW, 32-XX, 32-XY, 32-XZ, 32-YA, 32-YB, 32-YC, 32-YD, 32-YE, 32-YF, 32-YG, 32-YH, 32-YI, 32-YJ, 32-YK, 32-YL, 32-YM, 32-YN, 32-YO, 32-YP, 32-YQ, 32-YR, 32-YS, 32-YT, 32-YU, 32-YV, 32-YW, 32-YY, 32-YZ, 32-ZA, 32-ZB, 32-ZC, 32-ZD, 32-ZE, 32-ZF, 32-ZG, 32-ZH, 32-ZI, 32-ZJ, 32-ZK, 32-ZL, 32-ZM, 32-ZN, 32-ZO, 32-ZP, 32-ZQ, 32-ZR, 32-ZS, 32-ZT, 32-ZU, 32-ZV, 32-ZW, 32-ZX, 32-ZY, 32-ZZ

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:
Silver Point Road, Route 413

*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 July 25, 2007, and available from the Department of Transportation and

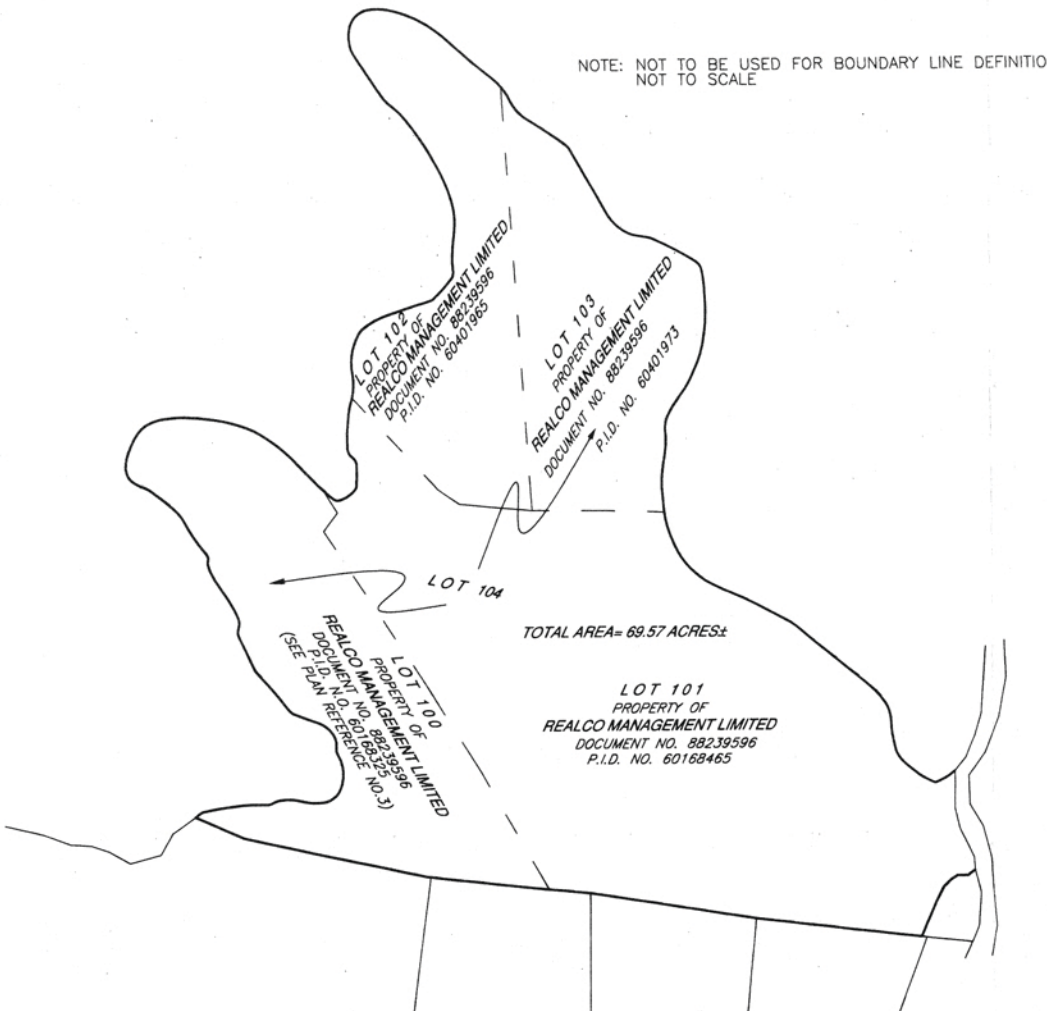
The following streets and highways are owned and maintained by the Municipality of Lunenburg:
Ocean Street Drive
Silver Point Road
Lots 1-5, 13-17, 19, 31
(Lot 1, 13, 17, 19, 31) are suitable for the construction or installation of an on-site sewage disposal system for single unit dwelling (residential use) and any conditions which apply are contained in a report dated October 24, 2007, and available from the Department of Environment.

*IMPORTANT NOTICE
Lot 2 and 32-A (W) have been created for persons 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.

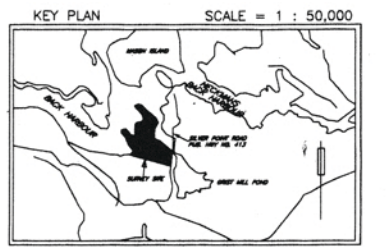
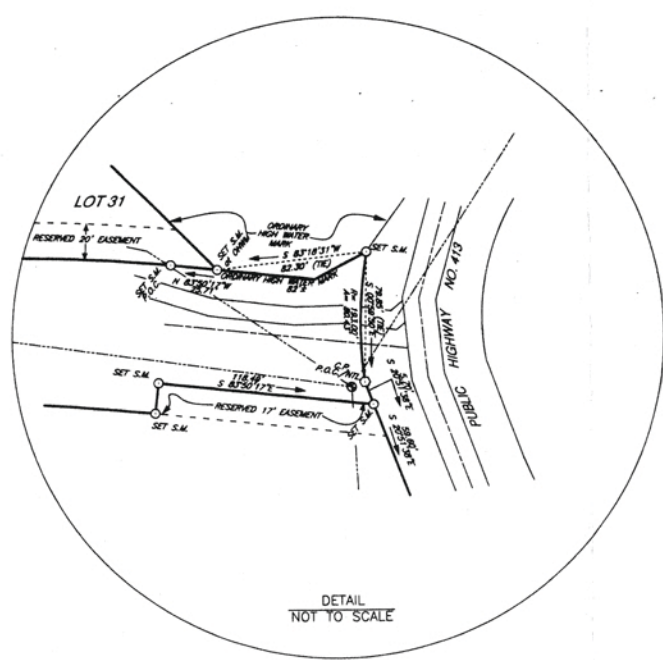
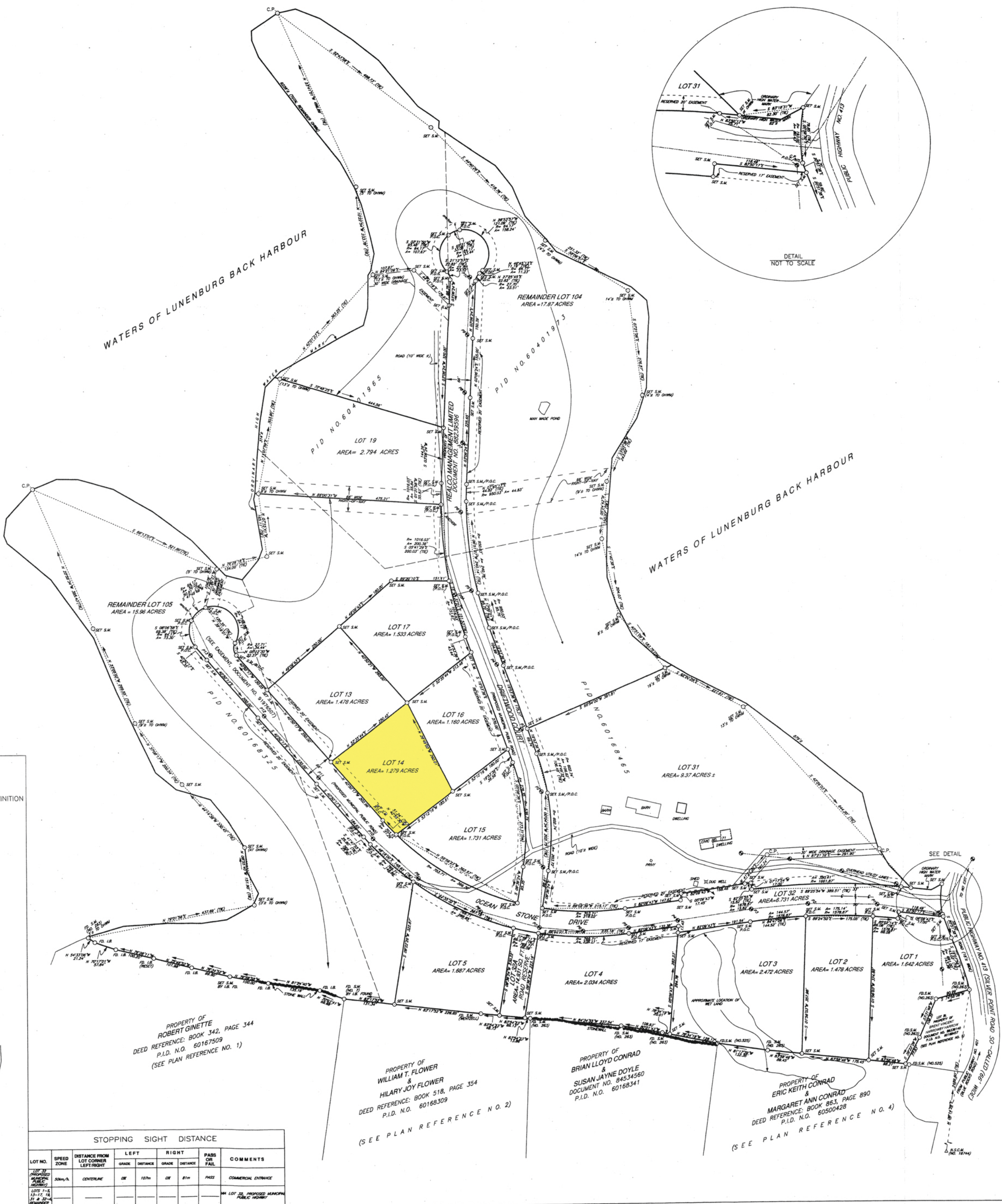
Lot 31 (150m) served by an existing on-site sewage disposal system. Should a replacement system become necessary in the future, approval from the Department of Environment is required.

SKETCH SHOWING LOT CONSOLIDATION

NOTE: NOT TO BE USED FOR BOUNDARY LINE DEFINITION NOT TO SCALE



LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
LOT 104	30km/h	GENERAL	OF	10m	OF	5m	PASS	COMMERCIAL ENTRANCE
LOT 105								
LOT 106								
LOT 107								
LOT 108								
LOT 109								
LOT 110								
LOT 111								
LOT 112								
LOT 113								
LOT 114								
LOT 115								
LOT 116								



- LEGEND
- NOVA SCOTIA CO-ORDINATE MONUMENT
 - S.M. SURVEY MARKER
 - I.B./P. IRON BOLT/IRON PIPE
 - ⊗ "X" CUT IN ROCK
 - ⊠ WOODEN POST
 - ⊞ TRAVERSE HUB
 - WIRE FENCE
 - STONE WALL
 - FOUND
 - (C) CALCULATED
 - C.P. 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
 - N.T.L. 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 DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS TAKEN ON NOVA SCOTIA COORDINATE MONUMENT NO. 18744

- PLAN REFERENCES:
- 1) PLAN OF SURVEY NO. C-87, BY NEFF JOSEPH, N.S.L.S. NO. 257, SHOWING ESTATES OF WHITNEY & WARDEN GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, DATED SEPTEMBER 15, 1969, REVISED DECEMBER 4, 1969.
 - 2) PLAN OF SURVEY, ENE. MCDONALD AND PROPERTY OF EDWIN E. CONRAD, UNDER CONVEYANCE TO MURRAY & WARDEN GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 3, 1982.
 - 3) PLAN OF SURVEY BY RONALD G. WENTZEL SURVEYS LIMITED, SHOWING PROPERTY OF FREDERICK S. ALLEY AND ANNE ALLEY, GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-4922, DATED SEPTEMBER 5, 1983.
 - 4) PLAN OF SUBDIVISION NO. 99-82-7, BY DONALD B. EDWARDS, N.S.L.S. NO. 534, SHOWING LOTS 32-1A & 32-1B OF LANDS OF JOHN CLAREN BRIDGEMAN AND DAVID LORRINE BRIDGEMAN, SILVER POINT ROAD, GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, DATED MAY 12, 1999, FILED AT THE REGISTRY OF DEEDS UNDER FILE NO. 11200.
 - 5) PLAN OF SURVEY, NO. 020418P, BY R.C. BECKER SURVEYING LTD., SHOWING LANDS OF BRIDGEMAN & LORRINE, CHD NO. 145, SILVER POINT ROAD, AT GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 27, 2002, FILED AT THE REGISTRY OF DEEDS UNDER NO. 12142

RUM POINT ESTATES

A PROJECT OF REALCO MANAGEMENT LIMITED

SHOWING CONSOLIDATION OF LOTS 100, 101, 102, AND 103 TO CREATE LOT 104, AND SUBDIVISION OF LOT 104 TO CREATE LOTS 32, PROPOSED MUNICIPAL PUBLIC HIGHWAY, LOT 32-A, PROPOSED MUNICIPAL ROAD RESERVE & LOTS 1, 2, 3, 4, 5, 14, 15, 16, 17, 18 & LOT 31, PROPERTY OF REALCO MANAGEMENT LIMITED, SILVER POINT ROAD, GARDEN LOTS, LUNenburg COUNTY, NOVA SCOTIA.

LUNenburg COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here
92497768 LRS/ROD
FILE #
JAN - 6 2008 14:52
TIME

FIELD SURVEY CONDUCTED ON: FEB 8 & 2007 TO OCTOBER 15, 2008
SCALE: 1" = 100'
DATE OF PLAN: NOVEMBER 18, 2008
PLAN NO.: 17786-0

I, Lester V. 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 18th day of NOVEMBER, 2008
Lester V. Berrigan, N.S.L.S. #409

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

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
FOUNDED 1911
409
MEMBER