

STAMPING AREA

APPROVAL OF LUNenburg COUNTY DIVISION APPLICATION NUMBER
Lm060005

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOT L.H. 3-A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

IMPORTANT NOTICE

1.066 LH-1, LH-2, AB, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

NOTE: PROPERTY OF APRIL VIRGINIA ROSE VERES HAS A REFERENCE TO A "SHORE LOT" BEING CREATED BY THE PROJECTION OF HER SOUTHEASTERN BOUNDARY LINE TO WATERS OF THE LAHAVÉ RIVER. THIS LOT WOULD HENCEFORTH BE PART OF THE ROBERT JOSEPH POWER & DONNA FAYE McLEOD LANDS, AND NOT PART OF LOT 06-2.

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LAHAVÉ RIVER

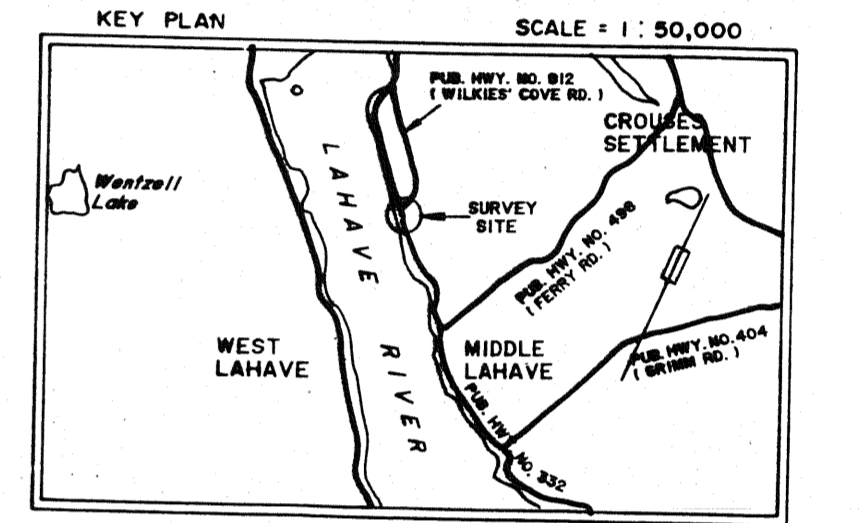
PID NO. 60450251
ISEE PLAN REFERENCE NO. 51

PID NO. 60449873

REMAINDER LOT 1000

REMAINING PROPERTY OF
ERIC S. LEVITT & JENNIFER R. LEVITT
DEED REFERENCE: BOOK 885, PAGE 336, NO. 1749
ISEE PLAN REFERENCE NO. 41
REMAINING AREA: 58.6 ACRES

PID NO. 60240439



- LEGEND:**
- △ A.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
 - S.M. SURVEY MARKER
 - I.P. IRON BOLT / IRON PIPE
 - X CUT-IN-ROCK
 - WOODEN POST
 - TRAVERSE HUB
 - WIRE FENCE
 - STONE WALL
 - FOUND
 - (C) CALCULATED POINT
 - C.P. CALCULATED POINT
 - U.P. UTILITY POLE
 - R.P. ROCK PILES
 - LANDS DEALT WITH
 - OTHER LANDS
 - BEGINNING OF CURVE
 - END OF CURVE
 - P.O.C. POINT OF CURVATURE
 - MTL. NON-TANGENTIAL

- PLAN REFERENCES:**
- 1) PLAN OF SURVEY BY RONALD G. WENTZELL, N.S.L.S. NO. 263, SHOWING PROPERTY OF FELDON & MARY HANN MIDDLE LAHAVÉ, LUN. CO. N.S., DATED DECEMBER 9, 1972, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-227.
 - 2) PLAN OF SURVEY BY ERROL B. HERR & ASSOCIATES, SHOWING PROPERTY OF PARRIS W. BAUGLER, MIDDLE LAHAVÉ, LUN. CO. N.S., DATED OCTOBER 26, 1976, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-191.
 - 3) PLAN OF SURVEY NO. 224 BY ERROL B. HERR & ASSOCIATES, SHOWING PROPERTY OF PAUL M. CONRAD, MIDDLE LAHAVÉ, LUN. CO. N.S., UNDER CONVEYANCE TO LARRY N. HITT, DATED MARCH 25, 1980, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-331.
 - 4) PLAN OF SURVEY NO. 1270 BY HERR TURNER HINMELMAN LAND SURVEYORS LIMITED, SHOWING PROPERTY OF LARRY N. HITT AND SHARON D. HITT, MIDDLE LAHAVÉ, LUN. CO. N.S., DATED APRIL 27, 1984, FILED AT THE REGISTRY OF DEEDS UNDER NO. 2204.
 - 5) PLAN OF SURVEY TITLED "LOHNS" BY BECKER & WENTZELL SURVEYS LTD., SHOWING PROPERTY OF EMILY K. LOHNS, MIDDLE LAHAVÉ, DATED JUNE 8, 1984, FILED AT THE REGISTRY OF DEEDS UNDER NO. 830.
 - 6) PLAN OF SURVEY TITLED "HITT" BY BECKER & WENTZELL SURVEYS LTD., SHOWING SUBDIVISION OF LOT 1000, PROPERTY OF LARRY & SHARON HITT, AND LOT 1001, PROPERTY OF HAROLD & ELAINE BECK, MIDDLE LAHAVÉ, LUN. CO. N.S., DATED DECEMBER 2, 1984, FILED AT THE REGISTRY OF DEEDS UNDER NO. 704.
 - 7) PLAN OF SURVEY NO. 2080 BY BECKER & WENTZELL SURVEYS LTD., SHOWING PROPERTY OF JAMES G. HASAN, WILKIE COVE ROAD, MIDDLE LAHAVÉ, LUN. CO. N.S., DATED JUNE 22, 1985, FILED AT THE REGISTRY OF DEEDS UNDER NO. 704.
 - 8) PLAN OF SUBDIVISION NO. 2080 BY R.C. BECKER SURVEYING LTD., SHOWING PROPERTY OF CHESTER R. ROSS, ON WILKIE ROAD, MIDDLE LAHAVÉ, LUN. CO. N.S., DATED AUGUST 28, 1986, FILED AT THE REGISTRY OF DEEDS UNDER NO. 10,446.
 - 9) DEPARTMENT OF HIGHWAYS PLAN, SHEET 5 OF 10, TITLED "JCN TR. 3 UPPER LAHAVÉ TO EAST LAHAVÉ, LUN. CO. FROM STA. 165+00 TO STA. 222+00", DATED JAN 26, 1959

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3" M.T.M. C.M. 64' 30" W AND WERE TRANSFERRED FROM PLAN REFERENCE NO. 41 GRID ON SAID PLAN DERIVED FROM SOLAR OBSERVATIONS.

LOT USE:

- LOT L.H.-2: LAND AROUND EXISTING DWELLING.
- LOT L.H.-4: NON-DEVELOPMENT - INTERIM STEP ONLY TO CREATE LOT L.H.-3-A, B.
- PARCEL "A" AND PARCEL "B" PART OF FORMER LOT L.H.-1, AS ADDITIONS TO LOT L.H.-3.
- LOT L.H.-5: PART OF FORMER LOT L.H.-3-A, B. DEVELOPMENT ON SITE SERVICES.
- LOT L.H.-6: PART OF FORMER LOT L.H.-3-A, B. DEVELOPMENT ON SITE SERVICES.
- CREATE LOT L.H.-4-C AS AN ADDITION TO LOT L.H.-4 TO LOT L.H.-5 DEVELOPMENT ON SITE SERVICES.
- LOTS 06-3 & 06-4: NON-DEVELOPMENT.

SHOWING LOT L.H.-2, LOT L.H.-3-A, B, LOT L.H.-4-C, LOT L.H.-5, LOT L.H.-6, LOT 06-3 AND LOT 06-4, ALSO

PLAN OF SURVEY

SHOWING LOTS 06-2 & 06-5, PROPERTY OF ERIC S. LEVITT & JENNIFER R. LEVITT, 2780 HIGHWAY NO. 332 MIDDLE LAHAVÉ, LUNenburg COUNTY, NOVA SCOTIA.

STOPPING SIGHT DISTANCE

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER		RIGHT PASS OR FAIL		COMMENTS	
		LEFT/RIGHT	GRADE	GRADE	DISTANCE		
LH-2							
LH-3-A							
LH-3-B						VIA 16' WIDE RIGHT-OF-WAY ROAD	
LH-3-C							
LH-3-D							
1000						EXISTING ENTRANCE	
LH-6							
06-2						EXISTING ENTRANCE	
06-3	30km/hr	3m RIGHT	-2%	150m	+2%	180m	PASS
06-4	30km/hr	5m LEFT	-2%	160m	0%	150m	PASS
06-5	30km/hr	5m RIGHT	0%	150m	-2%	160m	PASS

(THIS NOTE PERTAINS TO LOT L.H.-3-A, B ONLY)

"The only boundaries shown on this plan which has been surveyed are boundaries of PARCEL "A" and PARCEL "B". The common boundaries between the existing areas of land identified by PARCEL "A", PARCEL "B" and LOT L.H.-3 which are shown by heavy broken lines are hereby certified as having been the common boundaries.

The remaining boundaries of resulting LOT L.H.-3-A, B shown on this plan are a graphic representation only and do not represent the accurate shape or position of the lot boundaries which are subject to a field survey."

NOTE: HIGHWAY LIMIT PLOTTED FROM PLAN REFERENCE NO. 9.

LUNenburg COUNTY LAND REGISTRATION OFFICE
certify that this plan was registered in accordance with the provisions of the Land Registration Act, R.S.N.S. 1988, Chapter 124.

REGISTRATION NO. 2496239
Plan P
MAR 16 2006
MM DD YYYY

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 10th day of JANUARY, 2006
Lester W. Berrigan, N.S.L.S. #409 10,805

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

NOVA SCOTIA
ASSOCIATION OF LAND SURVEYORS
No 69178