

NOVA SCOTIA DEPARTMENT OF LANDS
SUBDIVISION APPLICATION NUMBER
LMO5009D
FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) NO. **LC1 & LC2**
ENDORSED: **Kevin P. Fogarty**
DATE: **December 21, 2005**

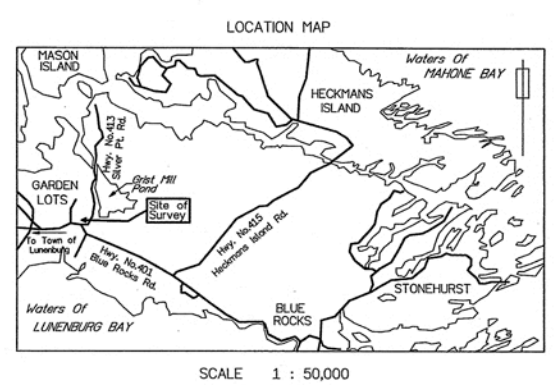
Lot(s) **LC2** later approved as a lot without
frontage on a private road or a public road. Unless
otherwise indicated on this plan, access to this lot is
not guaranteed. Any future extension of Lot(s) **LC2**
shall be subject to the frontage requirements, as well as all
other requirements, of the Municipality of the District
of Lunenburg Subdivision By-Laws.

PUBLIC ROADS
THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED
AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:
Blue Rocks Rd, South of 401

"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 **Dec. 24, 2005** and
available from the Department of Transportation and
Public Works."

Lot(s) **LC1 & LC2** (s, are) suitable for
(s) approved (s) use(s)
the construction or installation of an on-site sewage
disposal system for **single unit dwelling**
(s) and any conditions which apply are contained in a
report dated **Dec. 15, 2005** and available from the
Department of Environment".

Lot **LC3** (s) 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.



LEGEND

BOUNDARIES DEALT WITH BY THIS PLAN	NOVA SCOTIA CO-ORDINATE MONUMENT	NS.C.M.
OTHER LANDS	SURVEY MARKER	SH
OVERHEAD UTILITY WIRES	PLACED / FOUND	PL/Fd
TE LINE	VALUE CALCULATED FROM CONTROL TRAVERSE DATA	ω
EDGE OF GRAVEL OR TRAVELLED SURFACE	UTILITY POLE AND ANCHOR	⊕
FENCE	Book/Page/Document No.	B./P./Doc.No.
EASEMENT BOUNDARY	CENTERLINE	⊖
PROPERTY IDENTIFIER NUMBER	CURVE DATA TABLE REF.	C/
N.S. Dept. of Municipal Affairs Land Information Center	ARC/RADIUS/CHORD	A/R/C/
STOPPING SIGHT DISTANCE	S.S.D.	

NOTES

BEARINGS ARE GRID AND WERE DERIVED FROM OBSERVATION ON N.S.C.M. NO. 16744 AND NO. 27078 OF THE NOVA SCOTIA CO-ORDINATE SURVEY SYSTEM, 3rd MODIFIED TRANSVERSE MERCATOR PROJECTION (GATS77), CENTRAL MERIDIAN 64°30'WEST ZONE 0; CO-ORDINATE VALUES (METRIC) CONVERTED TO FEET BY DIVIDING VALUES BY 0.3048.

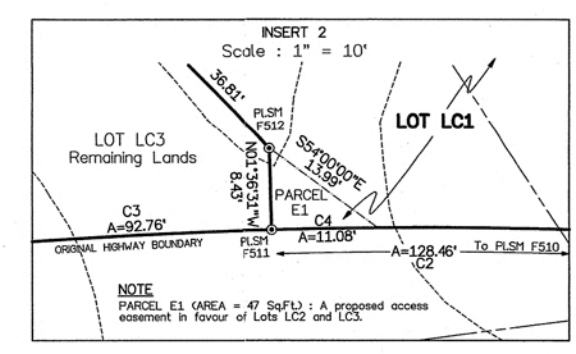
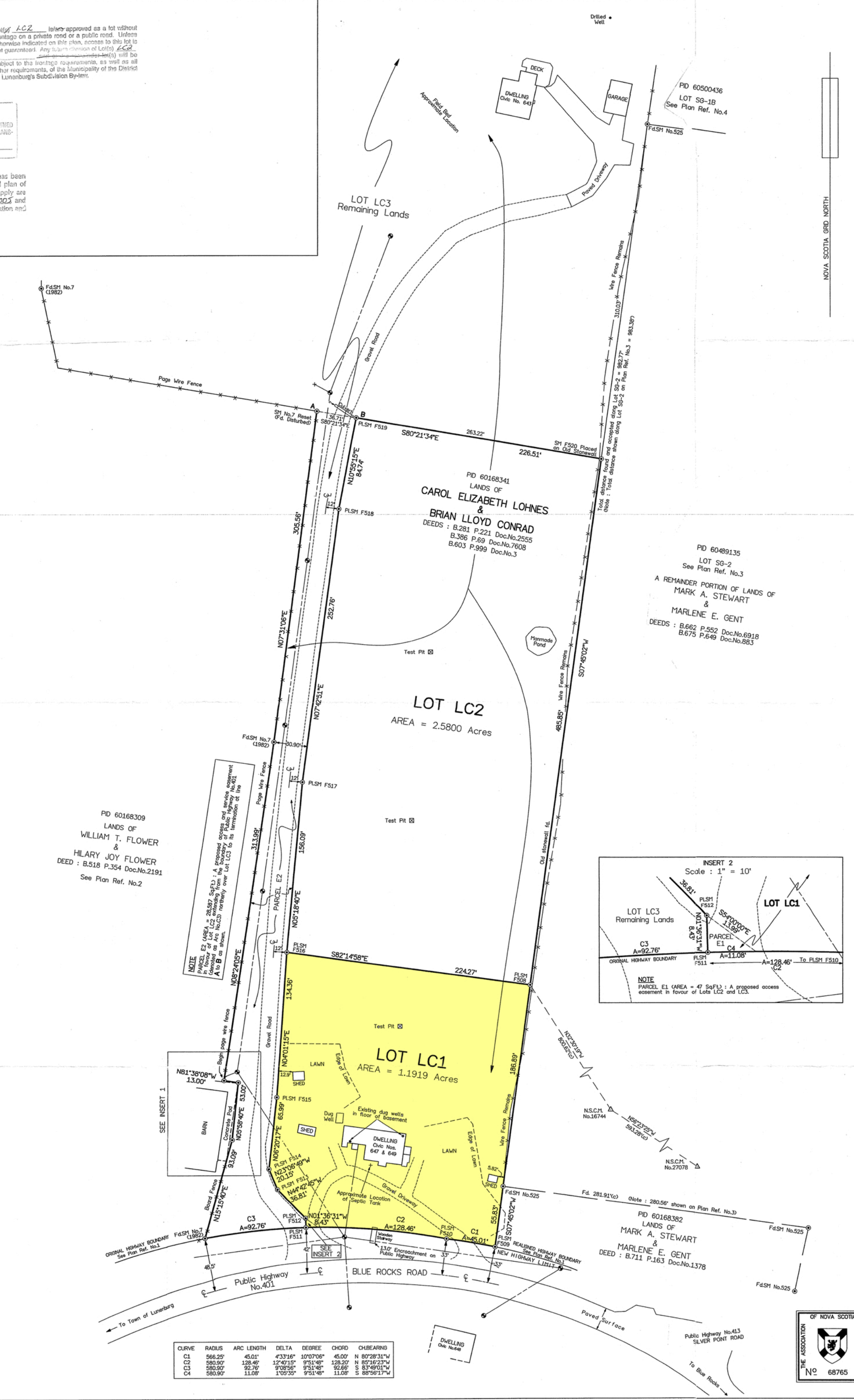
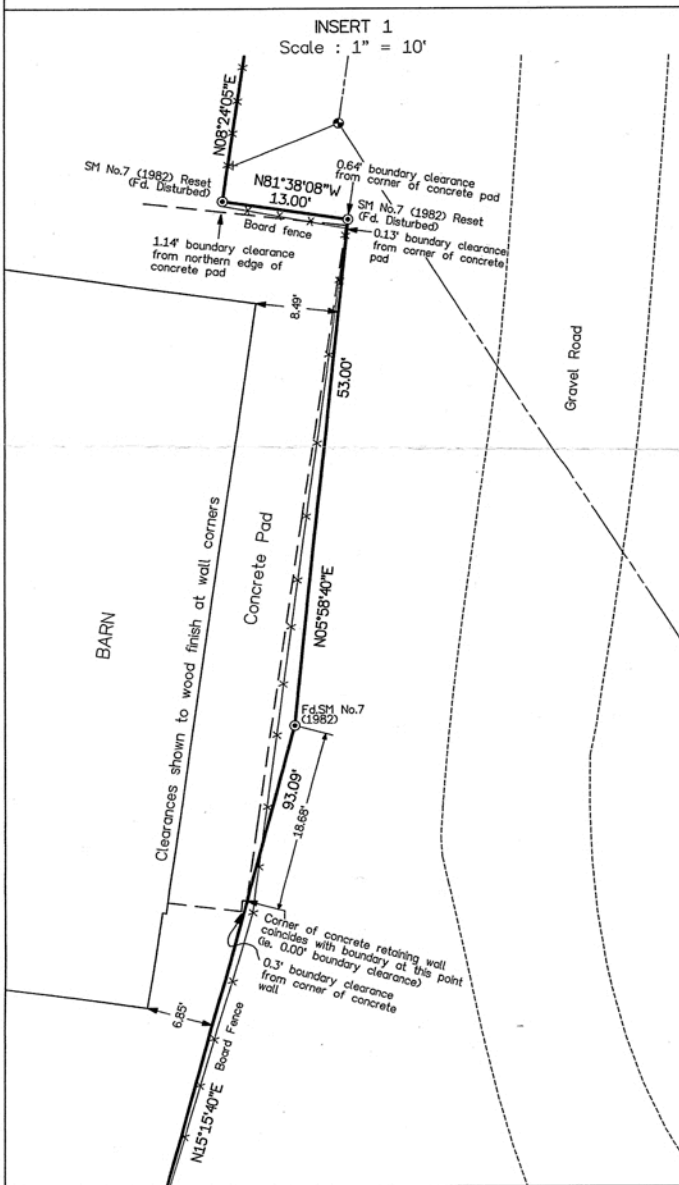
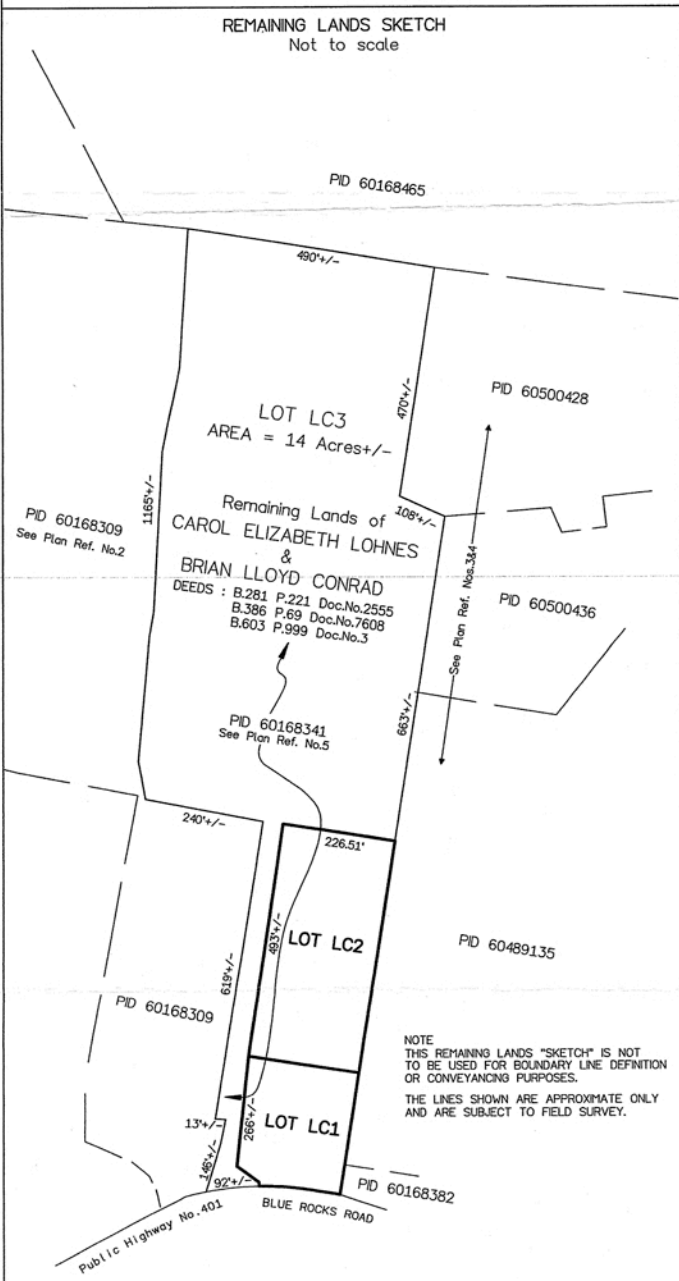
N.S.C.M. NO. 16744
N 491438.627m E 551739.347m
N 1612306.047m E 1810167.4367m
N.S.C.M. NO. 27078
N 491428.547m E 551754.931m
N 1612275.687m E 1810216.409m

TRAVERSE VALUES WERE ADJUSTED BY THE COPPENS RULE.
NO SCALE FACTOR WAS APPLIED.
FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD OF SEPTEMBER 20, 2005 TO OCTOBER 20, 2005.
SURVEY MARKERS PLACED ON THE SITE DURING THE PERIOD OF THE SURVEY ARE UNIQUELY IDENTIFIED BY A NUMBER STAMPED ON THE GRANGE PLASTIC CAP PREFIXED BY THE LETTER "F".
BOOK, PAGE, DOCUMENT NUMBERS AND FIELD PLAN REFERENCES REFER TO THE LAND REGISTRATION OFFICE AT BRIDGEWATER, LUNENBURG COUNTY, NOVA SCOTIA.
OFFSET CLEARANCES SHOWN ARE PERPENDICULAR TO THE SURVEYED BOUNDARY AND ARE FROM THE STRUCTURE SURFACES AS DESCRIBED.
THE IDENTIFIERS : LOT LC1, LOT LC2 AND LOT LC3 ORIGINATE WITH THIS PLAN.
PROPOSED LOT USE : LOT LC1 - LOT AROUND AN EXISTING SYSTEM
LOT LC2 - NEW VACANT LOT / DEVELOPMENT PURPOSES
LOT LC3 - REMAINING LANDS / EXISTING SYSTEM

- PLAN REFERENCES**
- PROVINCE OF NOVA SCOTIA DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS PLAN (FILE NO.3-030) SHOWING LUNENBURG - BLUE ROCKS ROAD, STA. 36+50 TO 60+16, DATED APRIL 27, 1949 AND FILED UNDER NO.8651.
 - PLAN OF SURVEY NO.1-268 BY ERROL B. HEBB & ASSOCIATES LTD., SHOWING PROPERTY OF MURRAY MOULDOGE & CORALENE MOULDOGE AND PROPERTY OF EDWIN E. CONRAD UNDER CONVEYANCE TO MURRAY MOULDOGE & CORALENE MOULDOGE (LOT EC-1), DATED JUNE 3, 1982 AND FILED UNDER N.D.P.-6506.
 - PLAN OF SUBDIVISION NO.97-765 BY GERALD D. ESNOR, N.S.L.S. NO.525 SHOWING LOT SO-1 AND LOT SO-2, LANDS OF MARK A. STEWART AND MARLENE E. GENT, DATED DECEMBER 22, 1997 AND FILED UNDER NO.10,758.
 - PLAN OF SUBDIVISION NO.99-827 BY GERALD D. ESNOR, N.S.L.S. NO.525 SHOWING LOT SO-1A & SO-1B, LANDS OF JOHN CLEMENT BRADFORD AND DAPHNE LORRANE BRADFORD, DATED MAY 12, 1999 AND FILED UNDER NO.11,220.
 - PLAN OF SURVEY OF STANLEY CONRAD'S PROPERTY AT GARDEN LOTS, BY S. EDGAR MARCH, P.L.S. DATED DECEMBER 14, 1931.

STOPPING SIGHT DISTANCES

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT / RIGHT	LEFT GRADE	RIGHT GRADE	PASS OR FAIL	COMMENTS
LOT LC1						Existing Entrance
LOT LC2						Access to Hwy. 204 via proposed Right of Way (see Lot LC3)
LOT LC3 (Remaining Lands)						Existing Entrance



CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	DEGREE	CHORD	CH-BEARING
C1	566.25'	45.01'	4°31'16"	10°07'06"	45.00'	N 80°28'31"W
C2	580.90'	92.76'	9°08'56"	9°51'46"	128.20'	N 85°16'37"W
C3	580.90'	92.76'	9°08'56"	9°51'46"	128.20'	S 83°49'01"W
C4	580.90'	11.08'	1°05'25"	9°51'46"	11.08'	S 88°56'17"W

PLAN OF SUBDIVISION SHOWING LOT LC1 & LOT LC2
LANDS OF
CAROL ELIZABETH LOHNES & BRIAN LLOYD CONRAD
AND
PLAN OF SURVEY
SHOWING PROPOSED EASEMENT PARCELS E1 & E2
AND ALSO SHOWING CERTAIN SOUTHWESTERN BOUNDARIES OF LOT LC3
REMAINING LANDS OF CAROL ELIZABETH LOHNES & BRIAN LLOYD CONRAD
located at Blue Rocks Road, Garden Lots
in the Municipality of the District of Lunenburg,
Lunenburg County, Nova Scotia

PLAN SCALE : 1" = 40'
DATE OF PLAN : OCTOBER 21, 2005

SURVEYOR'S CERTIFICATE
I, KEVIN P. FOGARTY, 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 21st day of October, 2005.

KEVIN P. FOGARTY N.S.L.S. No.610
LAND SURVEYING SERVICES
71 Blackberry Lane, Martins Brook
Lunenburg County, Nova Scotia
BOJ 2C0
JOB FILE NO. 05-160 PLAN NO. 05-103

