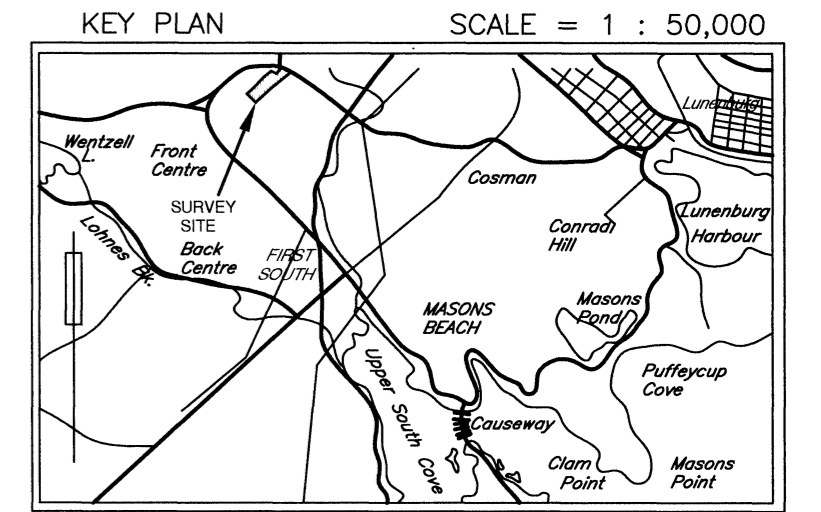


STAMPING AREA



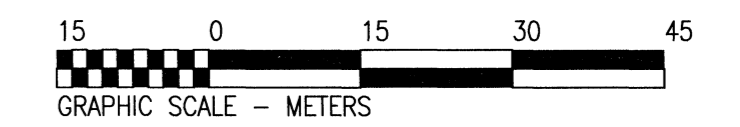
- LEGEND**
- △ N.S.H.P.N. NOVA SCOTIA HIGH PRECISION NETWORK
 - S.M. SURVEY MARKER
 - I.B./I.P. IRON BOLT/IRON PIPE
 - ⊗ "X" CUT IN ROCK
 - WOODEN POST
 - X—X— WIRE FENCE
 - STONE WALL
 - FD. FOUND
 - (C) CALCULATED
 - C.P. CALCULATED POINT
 - UTILITY POLE
 - R.P. ROCK POST
 - LANDS DEALT WITH
 - OTHER LANDS
 - OVERHEAD UTILITY LINES
 - B.C. BEGINNING OF CURVE
 - E.C. END OF CURVE
 - P.O.C. POINT OF CURVATURE
 - N.T.L. NONTANGENTIAL
 - O.H.W.M. ORDINARY HIGH WATER MARK
 - (NO. 409) LESTER W. BERRIGAN, N.S.L.S.
 - (NO. 431) ERWIN TURNER, N.S.L.S.
 - (B.S.LTD.) BERRIGAN SURVEYS LIMITED
 - (H.T.H.) HEBB TURNER HIMMELMAN LAND SURVEYORS

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3°M.T.M., ZONE 5, C.M.64°30'W AND WERE DERIVED FROM G.N.S.S. OBSERVATIONS TAKEN ON NOVA SCOTIA ACTIVE CONTROL STATION NO. 216725. THE HORIZONTAL REFERENCE FRAME USED HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CSRS), EPOCH 2010.0 (G.N.S.S. OBSERVATIONS)

- PLAN REFERENCES:**
- 1) PLAN OF SURVEY BY RONALD G. WENTZELL, N.S.L.S. NO. 263, SHOWING PROPERTY CONVEYED FROM CHARLES & GWENDLYN NAUSS TO MIKE & MABLE SOLOGUK, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA, DATED MAY 29, 1972 AND REVISED JULY 26, 1977.
 - 2) PLAN OF SURVEY NO. G-141 BY HEBB TURBER HIMMELMAN LAND SURVEYORS LIMITED, SHOWING PROPERTY OF LEON GREEK AND PROPERTY OF BRIAN C. KEISER UNDER CONVEYANCE TO LEON GREEK, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA, DATED AUGUST 8, 1984 AND FILED AT THE REGISTRY OF DEEDS UNDER NO. P-5371.
 - 3) PLAN OF SUBDIVISION NO. 7635 BY BERRIGAN SURVEYS LIMITED, SHOWING PARCEL A & LOT 4, PROPERTY OF BRIAN C. KEISER AND PARCEL B & LOT 3, PROPERTY OF JOHN W. RAFUSE & MARENA B. RAFUSE, CIVIC NOS. 11425 & 11419, PUBLIC HIGHWAY NO. 3, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA, DATED MAY 31, 2000 AND FILED AT THE REGISTRY OF DEEDS UNDER NO. 11,478.
 - 4) PLAN OF SURVEY NO. 06-068 BY TURNER SURVEYS, SHOWING LOT M-1, LANDS OF HOWARD L. MERSEY, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA, DATED OCTOBER 20, 2006 FILED AT THE REGISTRY OF DEEDS UNDER NO. 86785046.

- NOTES:**
- 1) VALUES SHOWN; NOT ADJUSTED. DISTANCES SHOWN; HORIZONTAL GROUND DISTANCES.
 - 2) LOT IDENTIFIERS 5, 21-1, PARCEL "A", 21-2 & 21-2A ORIGINATE WITH THIS PLAN.
 - 3) SUBDIVISION APPROVAL REQUESTED FOR LOT 21-1 & LOT 21-2A.

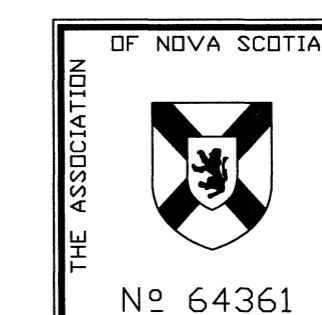
PLAN OF SUBDIVISION
 SHOWING PARCEL "A" AND RESULTING LOT 21-1, BEING A SUBDIVISION OF LOT 5; PARCEL "A" AS AN ADDITION TO LOT 21-2 TO CREATE RESULTING LOT 21-2A, PROPERTIES OF BRIAN CALVIN KEISER & DAWN KATHERINE KEISER, CIVIC NOS. 11435 & 11437 PUBLIC HIGHWAY NO. 3, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA.



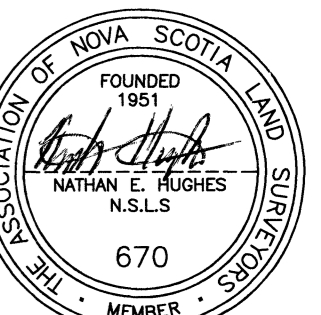
SCALE: 1 : 750m

FIELD SURVEY CARRIED OUT DURING THE PERIOD OF: MARCH 2 - APRIL 12, 2021
 DATE OF PLAN: APRIL 23, 2021

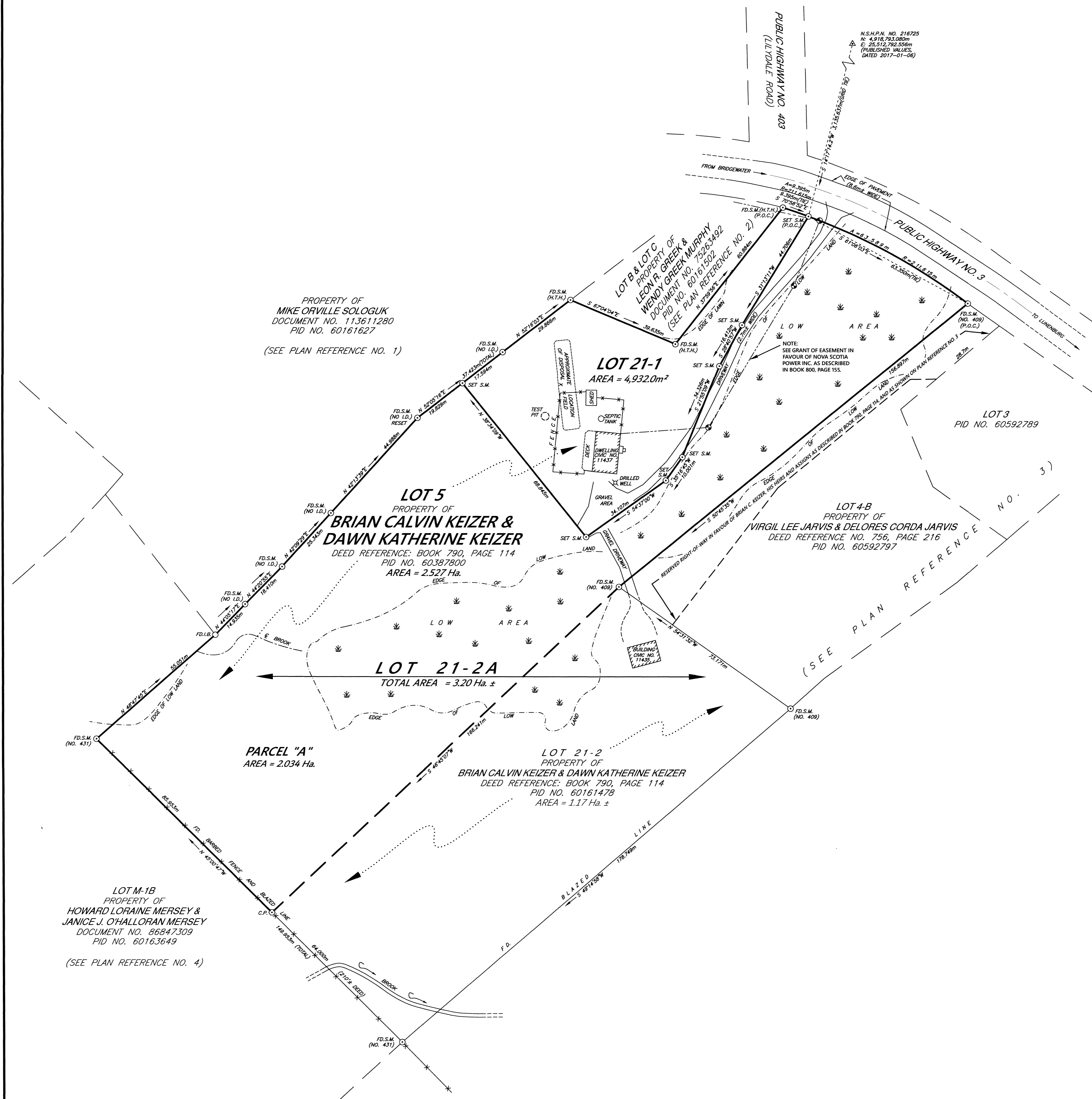
Surveyors Certificate
 I, Nathan E. Hughes, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan, were made in accordance with the Land Surveyors Act, Regulations and Standards made thereunder.
 Dated this 23rd day of APRIL, 2021
 Nathan E. Hughes, N.S.L.S. #670



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



PLAN NO. 20,987



STOPPING SIGHT DISTANCE

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
21-1	80km/HR	3m RIGHT	-3%	170m	+2%	132m	PASS	
21-2A	80km/HR	3m LEFT	-3%	160m	+2%	132m	PASS	EXISTING ACCESS

(PERTAINING TO LOT 21-2A ONLY)
 NOTE: THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF PARCEL "A". THE COMMON BOUNDARY BETWEEN THE EXISTING AREAS OF LAND IDENTIFIED BY PARCEL "A" AND LOT 21-2 WHICH IS SHOWN BY A HEAVY BROKEN LINE IS HEREBY CERTIFIED AS HAVING BEEN THE COMMON BOUNDARY.
 THE REMAINING BOUNDARIES OF RESULTING LOT 21-2A SHOWN ON THIS PLAN ARE A GRAPHIC REPRESENTATION ONLY AND ARE SUBJECT TO A FIELD SURVEY.

HORIZONTAL DATUM:	NAD83 (CSRS)	EPOCH:	2010.0
VERTICAL DATUM:	CANADIAN GEODETIC VERTICAL DATUM 2013 (CGVD2013)	ZONE:	5
PROJECTION:	3° MTM	SOURCE:	SMARTNET
GNSS SURVEY TYPE:	NRTK	COMBINED SCALE FACTOR AT SITE	0.99990143