

STOPPING SIGHT DISTANCES								
LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
1-A							PASS	EXISTING DRIVEWAY ENTRANCE
KPR-B							PASS	EXISTING DRIVEWAY ENTRANCE

See Document 99156177

LUNenburg COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here
Joan Plunkett, Registrar

99156151 LRM RODC
SEP 20 2011 10:35
MM DD YYYY Time

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER

U110033

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) NO. LOT 1-A & LOT KPR-B

ENDORSED *Debra Schier*
DEVELOPMENT OFFICER

DATE September 16, 2011

PUBLIC ROADS

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

Trunk 3, Auth # 3

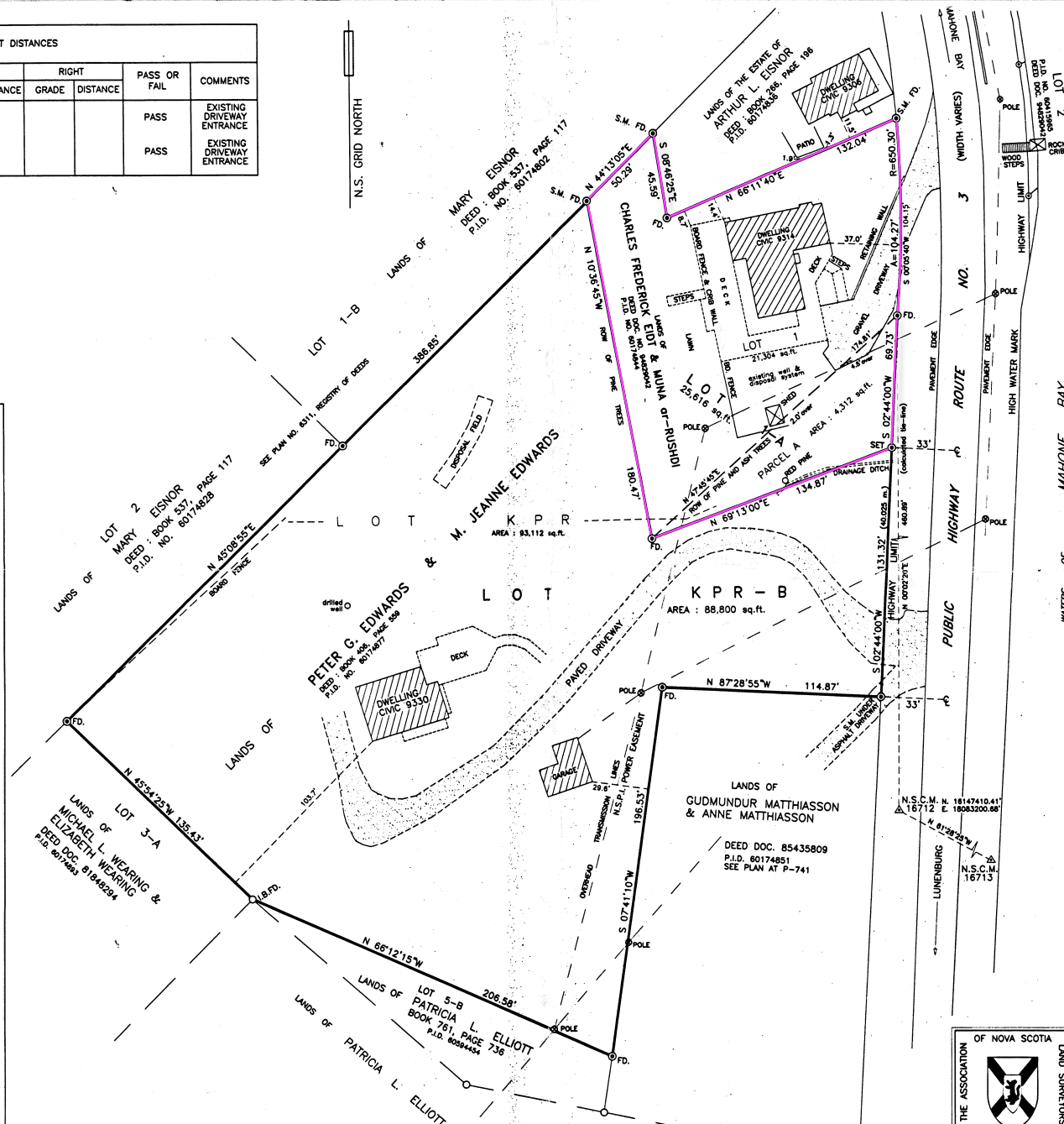
Access to the public highway as shown, has been
approved for the lots created by this final plan of
subdivision, and any conditions which apply are
contained in a report dated *August 2011*, and
available from the Department of Transportation.

LOT KPR-B (is, are) suitable for

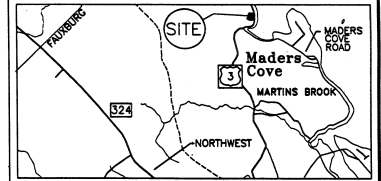
(is, are) approved and/or remainder—
the construction or installation of an on-site sewage
disposal system for *single-unit dwelling*
(proposed use)

and any conditions which apply are contained in a
report dated *August 2011* and available from the
Department of Environment.

LOT 1-A &
LOT KPR-B (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.



ABLE LAND SURVEYING INC.
50 QUEEN STREET P.O. BOX 559 CHESTER, NOVA SCOTIA, B0J 1J0
TEL. 902-273-3380 FAX 902-273-3072
Email: surveying@ableinc.ca www.ableinc.ca



TOPO MAP NO. 21 A 08 KEY PLAN SCALE 1 / 50,000

LEGEND :	
⊙ S.M. SURVEY MARKER (IRON BAR WITH ID CAP)	(C) CALCULATED
⊙ I.B. IRON BAR	(M) MEASURED
⊙ R.P. ROCK POST	(P) PLAN
⊙ I.P. IRON PIPE	FD. FOUND
⊙ T.P. TRAVERSE POINT	⊙ U.P. UTILITY POLE
⊙ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT	R. RADIUS
⊙ W.P. WOOD POST	A. ARC
— BOUNDARY CERTIFIED BY THIS PLAN	P.C. POINT OF CURVATURE
— FENCE	— FENCE

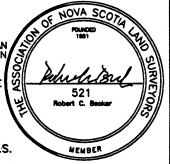
BEARINGS SHOWN ON THIS PLAN:
N.S. GRID NORTH (03° MODIFIED TRANSVERSE
MERCATOR PROJECTION: CENTRAL MERIDIAN 64° 30' W),
AND WERE DERIVED FROM G.P.S. OBSERVATIONS ON
N.S. CO-ORDINATE MONUMENT NUMBER 1672 & 16713,
1979 ADJUSTMENT.

FIELD SURVEYS CARRIED OUT 1st, 8th, JUNE, 2011.
VALUES SHOWN ARE UNADJUSTED.
SCALE FACTOR NOT APPLIED.

PLAN REFERENCES:

1. PLAN OF SURVEY SHOWING LANDS OF CHARLES FREDERICK EIDT & MUNA ar-RUSHDI, DATED 23RD. OCTOBER, 2009, BY R.C. BECKER.
2. PLAN OF SUBDIVISION OF LANDS OF KUNIMAL P. RAJAGO-PALAN, DATED 30TH. APRIL, 1985, BY G.D. EISNOR. REGISTRY NO. 6577.
3. PLAN OF SUBDIVISION OF LANDS OF GUY J. JOUDREY, DATED 9TH. SEPT., 1986, REVISED TO 20TH. OCTOBER, 1986, BY G.D. EISNOR. REGISTRY NO. 6338.

SURVEYOR'S CERTIFICATE:
I, ROBERT C. BECKER, 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 SURVEYOR'S ACT, AND THE
REGULATIONS MADE THEREUNDER.
DATED THIS 13th. DAY OF JUNE, 2011.



Robert C. Becker N.S.L.S.

REV.	DATE

PLAN OF SUBDIVISION SHOWING PARCEL A,
A PORTION OF LOT KPR, LANDS OF
PETER G. EDWARDS & M. JEANNE EDWARDS
AS AN ADDITION TO LOT 1, LANDS OF
CHARLES FREDERICK EIDT &
MUNA ar-RUSHDI, TO CREATE LOT 1-A,
AND RESULTANT LOT KPR-B,
AT CIVIC 9314 & 9330, ROUTE NO. 3,
AT MADER'S COVE,
LUNenburg COUNTY, NOVA SCOTIA.

SCALE 1" = 40'	SURVEYED R. C. BECKER
DATE 11-06-13	PROJ. NAME EIDT
DRN. A.V.M.	DWG. NO. 110530-05

