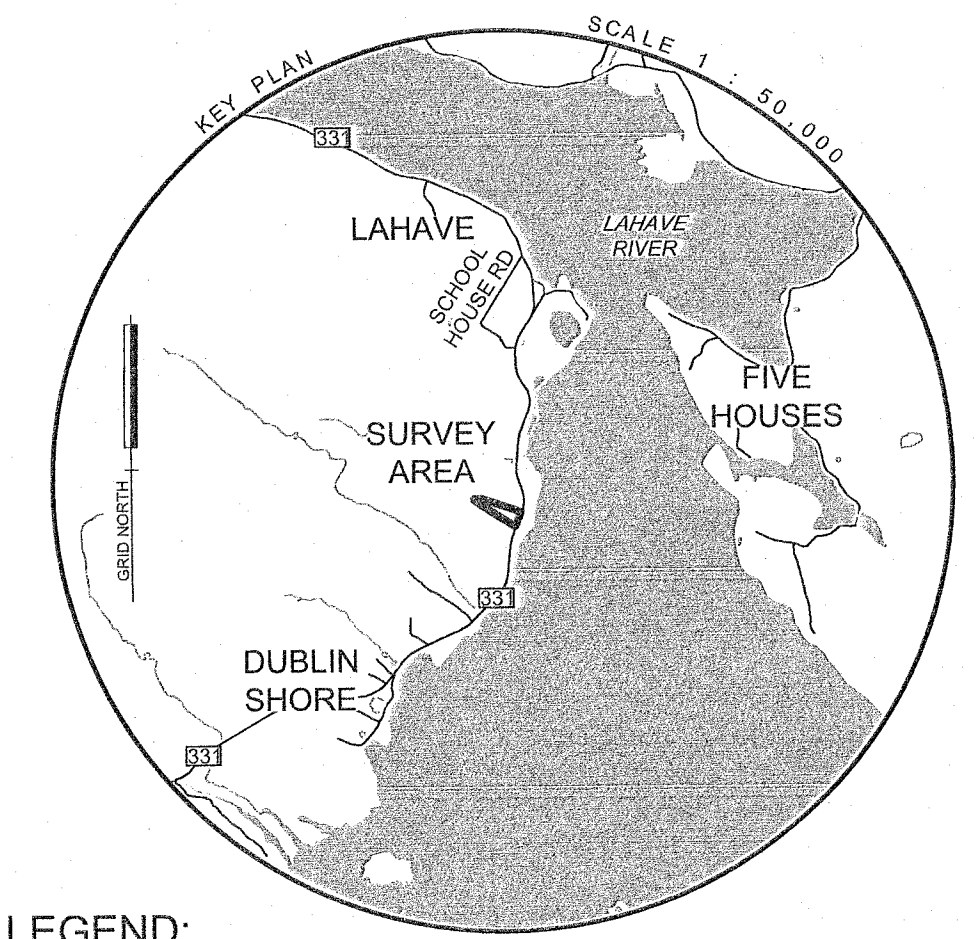


NAD 83 (CSRS) 2010.0 MTM
CENTRAL MERIDIAN 64° 30' W

NSHPN 227094
N: 4905575.008m
E: 25511798.134m
NAD83 (CSRS)
Epoch 2010.0 VB
(NSHPN2015CDB)



LEGEND:

- LANDS DEALT WITH BY THIS PLAN
- OTHER LANDS
- - - CALCULATED TIE LINE
- - - EASEMENTS
- - - OVERHEAD WIRE
- - - FENCES
- - - NOT TO SCALE
- △ NSHPN NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT
- PLACED SURVEY MARKER
- FOUND SURVEY MARKER
- IRON BAR
- IRON PIPE
- ROCK POST
- UTILITY POLE
- GUY WIRE
- (C); (M); (S) CALCULATED; MEASURED; SET
- (P); (D); (T) PLAN OF PREVIOUS SURVEY; DEED; TOTAL
- R; A; C RADIUS; ARC; CHORD
- PC POINT OF CURVATURE
- Fd. FOUND
- NSLS NOVA SCOTIA LAND SURVEYOR
- PID PROPERTY IDENTIFICATION NUMBER
- (TS) TURNER SURVEYS
- (U) UNIDENTIFIED ORIGIN

COORDINATE SYSTEM INFORMATION			
GNSS Survey Type:	NRTK	Source:	CAN-NET
Horizontal Datum:	NAD83 (CSRS)	Epoch:	2010.0
Reference Monument:	NSHPN # 227094	Adjustment ID:	NSHPN2015CDB
Projection:	3 Degree MTM	Zone:	5
Central Meridian:	64°30'W	Combined Scale Factor:	1.000100
		Values:	Grid (Metric) Unadjusted
FIELD SURVEYS WERE CARRIED OUT BETWEEN JANUARY 10, 2025 AND JANUARY 29, 2025			

NOTES:

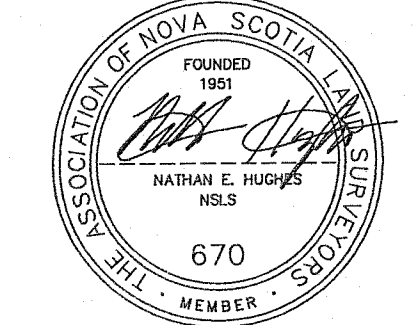
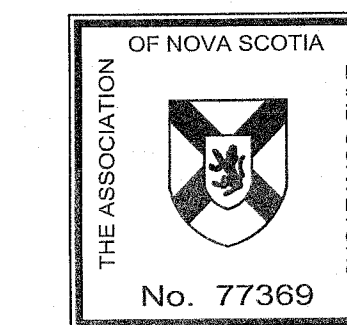
- LOT IDENTIFIERS 2 AND 1 (REMAINING LANDS) ORIGINATE WITH THIS PLAN.
- EASEMENT IN FAVOUR OF NOVA SCOTIA POWER INCORPORATED REGISTERED IN BOOK 101 PAGE 601 WAS RELEASED BY DOCUMENT 124732901.
- FINAL APPROVAL REQUESTED FOR LOT 2.

SURVEYOR'S 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 4TH DAY OF FEBRUARY, 2025

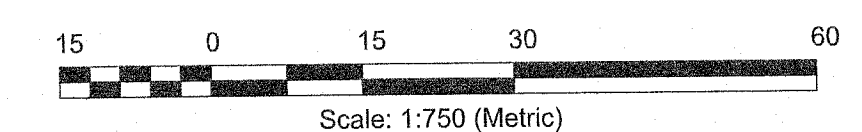
Nathan E. Hughes
NATHAN E. HUGHES, NSLS



DESIGNPOINT
engineering • surveying • solutions

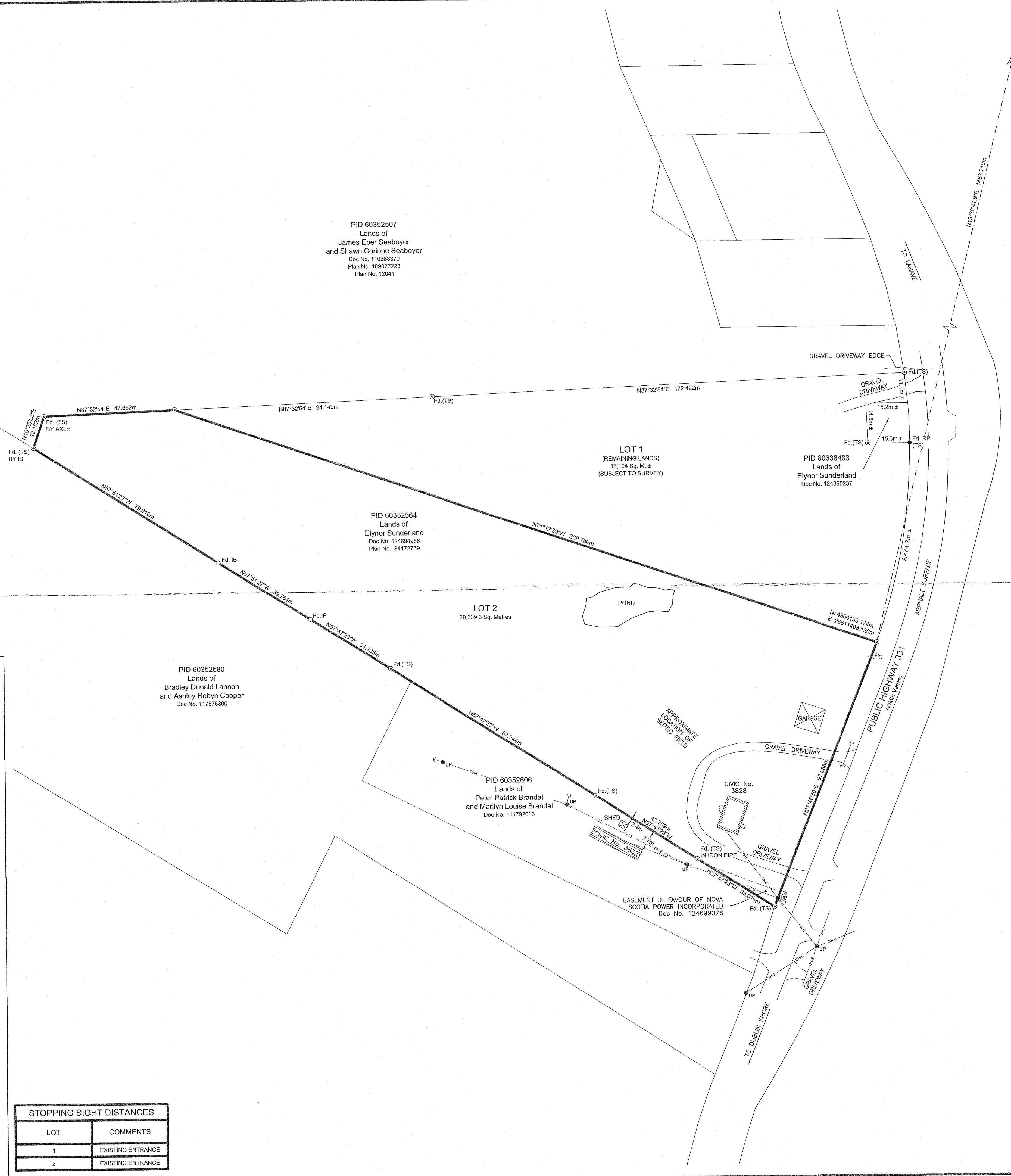
Plan of Subdivision Showing
LOT 2
Being a Subdivision of
Lands of
ELYNOR SUNDERLAND

LUNenburg COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here.
Rabosca Bond, Registrar
HIGHWAY 331, DUBLIN SHORE
COUNTY OF LUNENBURG
PROVINCE OF NOVA SCOTIA
125742443 LRZ RODD
APR 29 2025 14:09
MM DD YYYY Time



DATE: FEBRUARY 4, 2025

DWG NO: 24-760-SV-L1
PLOT SIZE: 594.00mm X 841.00mm



PID 60352507
Lands of
James Eber Seaboyer
and Shawn Corinne Seaboyer
Doc No. 110863370
Plan No. 105072223
Plan No. 12041

PID 60638483
Lands of
Elynor Sunderland
Doc No. 124695237

PID 60352564
Lands of
Elynor Sunderland
Doc No. 124694958
Plan No. 84172759

PID 60352580
Lands of
Bradley Donald Lannon
and Ashley Robyn Cooper
Doc No. 117678900

PID 60352606
Lands of
Peter Patrick Brandal
and Marilyn Louise Brandal
Doc No. 111792066

EASEMENT IN FAVOUR OF NOVA
SCOTIA POWER INCORPORATED
Doc No. 124699076

APPROVAL STAMPS

MUNICIPALITY OF LUNENBURG
SUBDIVISION APPLICATION NUMBER
U-52025-015
FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR

LOT(S) LOT 2

ENDORSED *Neema Schiele*
DEVELOPMENT OFFICER

DATE April 25, 2025

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE RENEWAL OF THE PROVINCE OF NOVA SCOTIA:

Highway 331

Access to the Public Road(s) 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 Apr 21 2025, and available from the authority having jurisdiction for the Public Roads.

lot 2 (is, are) suitable for (is, are) suitable for the construction or installation of an on-site sewage disposal system for large unit dwelling (Proposed use)

and any conditions which apply are contained in a report dated Apr 22 2025 and available from Nova Scotia Environment

lot 2 (is, are) served by an existing on-site sewage disposal system. Should a replacement system become necessary in the future, approval from Nova Scotia Environment is required.

STOPPING SIGHT DISTANCES	
LOT	COMMENTS
1	EXISTING ENTRANCE
2	EXISTING ENTRANCE