

The Municipality of the District of Lunenburg
(Feltzen South Commons)

Debra (Pardoe) Hofrichter
Lands of
Deed: B.270 P.422 Doc.No.5589

Lot 4-A
PID 60851510
Lands of
Patrick J. Fn'Piere & Patricia A. Fn'Piere
Deed: Doc.No.87042744
See Plan References 1 & 2

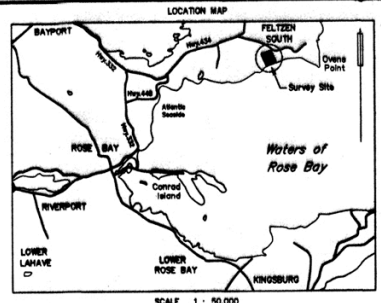
Lot 5
PID 60194180
Lands of
Fritz von Klein
Deed: Doc.No.83593922
See Plan Reference 1

Lot H2
Remainder Lot
Area = 6.11 Acres ±

Lot H1
Area = 7.14 Acres ±

Lot 3
PID 60850603
Lands of
Patrick J. Fn'Piere & Patricia A. Fn'Piere
Deed: Doc.No.87042744
See Plan References 1 & 2

WATERS OF
ROSE BAY



LEGEND

Boundaries dealt with by this plan	—	Nova Scotia Co-ordinate Monument	△ N.S.C.M.
Survey marker	—	Co-ordinate Monument	○ SM
Other Lands	—	Iron Pipe or Bar	⊙ IP/B
Fence	—	Poles / Found	PL/Pd
Overhead utility lines	—	Value calculated from traverses and GPS data	(c)
The line	—	Utility pole and anchor	UP ⊕
Edges of gravel or travelled surface	—	Ordinary High Water Mark	OHWM
Property Identifier number	PID	Direction of flow	→
Service Nova Scotia and Municipal Relations	B./P./Doc.No.	Low, wet area	⊕

NOTES
Bearings shown are Nova Scotia Survey Co-ordinate System, 3rd Modified Transverse Mercator Projection (ATS77), Central Meridian: 64°30' West, (Zone 2) 1973 Adjustment and were derived from GPS observation on N.S.C.M. No. 18769 and N.S.C.M. No. 18786, co-ordinate values (metric) converted to feet by dividing values by 0.3048.
N.S.C.M. No. 18785 N. 16103453.08' E. 5015624.257m
N.S.C.M. No. 18786 N. 4908332.499m E. 18103483.48'
E. 5015624.257m E. 18009538.31' E. 18009538.14'

Traverse values were compass rule adjusted.
Distances shown are ground distances. No scale factor was applied unless otherwise noted.
Field surveys were carried out during the period of May 17, 2007 to December 2, 2009.
Lot Designators: Lot H1 and Lot H2 (Remainder) originate with this plan.
Lot 5 originates with plan reference 1.
Lot 3 and Lot 4-A, originate with plan reference 2.
Approval requested for Lot H1, existing single family dwelling with existing on-site sewage removal system and drilled well.
Lot H2 is a surveyed remainder lot for proposed single family dwelling and proposed on-site sewage disposal system and well.

- PLAN REFERENCES**
- Plan of Survey No. (B-140) by Errol B. Webb & Associates showing property of Allyn H. Hewitt & Vivian K. Hewitt under conveyance to Robert C. Burns, dated March 10, 1977, revised to show new road location on property of Debra Pardoe on December 17, 1987 and filed at the Land Registration Office under No. P-3529.
 - Plan No. 11,982 by Barrigan Surveys Limited showing subdivision creating Lot 3 & Lot 4-A and showing layout of remainder Lot 5, dated October 31, 2006 and filed at the Land Registration Office under No. 8998434.
 - Plan of Survey No. M-200 by Lester W. Barrigan, N.S.L.S. No. 429, showing the Feltzen South Commons (see attached), property of The Municipality of the District of Lunenburg, dated March 8, 1994 and filed at the Land Registration Office under No. 8515.
 - Nova Scotia Department of Transportation plan showing the Owens Road from Feltzen South Road northwesterly to end of laying, dated May 20, 1998 and filed at the Land Registration Office under No. 7892.

PLAN OF SUBDIVISION SHOWING

Lot H1
Lands of
Debra (Pardoe) Hofrichter

AND PLAN OF SURVEY SHOWING

Lot H2 Remainder Lot
Lands of
Debra (Pardoe) Hofrichter

Located at Feltzen South,
Lunenburg County, Nova Scotia.

SURVEYOR'S CERTIFICATE

PLAN SCALE: 1" = 80'
DATE OF PLAN: December 18, 2009
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.
Signed this 18th day of December, 2009.

Kevin P. Fogarty N.S.L.S. No. 810



FOGARTY SURVEYS INC.
109 Logan Road, Unit No. 3
Bridgewater, Nova Scotia
B4V 3T3

JOB FILE NO. 09-724 PLAN NO. 09-402

STOPPING SIGHT DISTANCES

Lot No.	Speed Zone	Distance from lot corner left/right	Left		Right		Rise of Fall	Comments
			Grade	Distance	Grade	Distance		
Lot H1		No public highway frontage, existing access via Rose Ridge (private road)						
Lot H2 (Remainder)		No public highway frontage, existing access via Rose Ridge (private road)						