

STAMPING AREA

LUNenburg COUNTY
DISTRICT PLANNING COMMISSION
SUBDIVISION APPLICATION NUMBER

LM 960111

FINAL

MUNICIPALITY OF LUNenburg

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) NO. MJ-2 & MJ-4

ENDORSED Karen Berrigan
DATE 26 Feb 1996

"CLASS B: PROVIDED THAT THE PHYSICAL CONDITION OF THE
LOT AND ADJUTING PROPERTIES DOES NOT CHANGE, LOT(S)
M.J.-2 IS/ARE APPROVED BY THE DEPARTMENT OF HEALTH
FOR THE INSTALLATION OF AN ON-SITE SEWAGE DISPOSAL
SYSTEM FOR RESIDENTIAL PURPOSES SUBJECT TO THE CON-
DITIONS REQUIRED BY THE DEPARTMENT OF HEALTH,
APPLY FOR A SEWAGE DISPOSAL PERMIT BEFORE INSTALLING
ANY NEW DISPOSAL SYSTEM."

LOT(S) M.J.-4 (HAS/HAVE) NOT BEEN ASSESSED PURSUANT TO
THE REGULATIONS RESPECTING SUBDIVISIONS OF LAND TO BE SERVED BY ON-SITE
SEWAGE DISPOSAL SYSTEMS AS SECTION 21(1)(b) EXEMPTS SUCH LOTS FROM THESE
REGULATIONS.

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS
ARE OWNED AND MAINTAINED BY THE DE-
PARTMENT OF TRANSPORTATION:

Back Centre Rd.
#406

PROPERTY OF
MICHAEL L. DAVISON
DEED REFERENCE: BOOK 549, PAGE 567

LOT 1
PROPERTY OF
**JAMES MILTON JENNINGS
&
JEAN HOPE JENNINGS**

DEED REFERENCES: BOOK 467, PAGE 671
BOOK 151, PAGE 263, NO. 85
(SEE PLAN REFERENCE NO. 1)

AREA = 2.232 ACRES

LOT M.J.-3
PROPERTY OF
**JAMES MILTON JENNINGS
&
JEAN HOPE JENNINGS**

DEED REFERENCE: BOOK 151, PAGE 260, NO. 84
AREA = 1.112 ACRES

LOT L.B.-3
PROPERTY OF
**LAVERNE W. BARKHOUSE
&
PATRICIA JEAN BARKHOUSE**

UNDER CONVEYANCE TO
**ELVIN JAMES CONRAD
&
ELVA AMELIA CONRAD**
(SEE PLAN REFERENCE NO. 3)

LOT M.J.-2
PROPERTY OF
**JAMES MILTON JENNINGS
&
JEAN HOPE JENNINGS**
UNDER CONVEYANCE TO
**JOEL S. KNICKLE
&
TANYA WENTZELL**

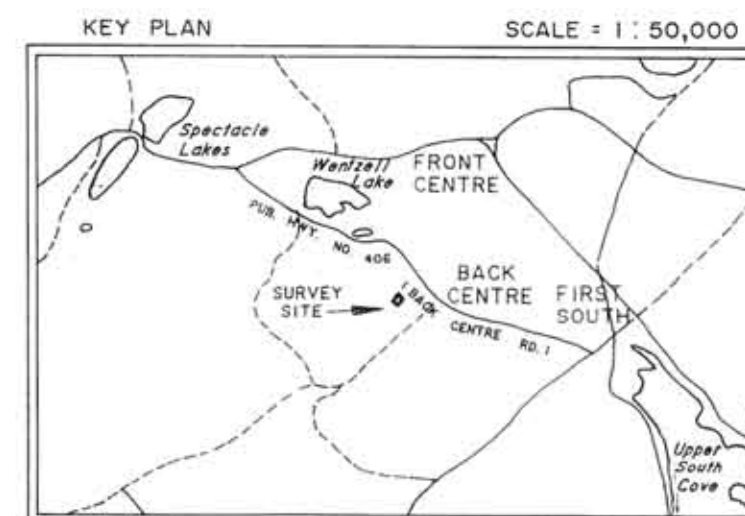
AREA = 34,457 SQ. FT.

PROPERTY OF
**ANTHONY J. FEENER
&
VICKI L. HUBLEY**
DEED REFERENCE: BOOK 570, PAGE 1032

PROPERTY OF
**LAVERNE W. BARKHOUSE
&
PATRICIA JEAN BARKHOUSE**
DEED REFERENCE: BOOK 291, PAGE 591

STOPPING SIGHT DISTANCE

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT GRADE	RIGHT GRADE	PASS OR FAIL	COMMENTS
M.J.-2	80 km/HR	—	—	—	PASS	EXISTING 50' RIGHT OF WAY
M.J.-4	80 km/HR	—	—	—	PASS	EXISTING ENTRANCE



- LEGEND:
- △ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
 - S.M. SURVEY MARKER
 - I.B./I.P. IRON BOLT/IRON PIPE
 - ⊗ "X" CUT IN ROCK
 - WOODEN POST
 - TRAVERSE HUB
 - WIRE FENCE
 - STONE WALL
 - Fd. FOUND
 - (C) CALCULATED
 - ⊙ CALCULATED POINT
 - ⊕ UTILITY POLE
 - ROCK PLUG
 - LANDS DEALT WITH
 - OTHER LANDS
 - B.C. BEGINNING OF CURVE
 - E.C. END OF CURVE
 - P.O.C. POINT OF CURVATURE
 - NTL. NONTANGENTIAL

NOTE:
VALUES SHOWN - NOT ADJUSTED
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES.

- PLAN REFERENCES:
- SEE PLAN OF SUBDIVISION NO. B-78 BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT L.B.-1, PROPERTY OF LAVERNE W. BARKHOUSE & PATRICIA JEAN BARKHOUSE AT BACK CENTRE, LUN. CO., N.S., DATED OCTOBER 30, 1989.
 - SEE PLAN OF SUBDIVISION NO. S-126 BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT M.J.-1, PROPERTY OF MILTON JENNINGS & JEAN JENNINGS UNDER CONVEYANCE TO ERNEST PATRICK SKINNER & TAMMY JEAN SKINNER, DISTRICT OF FIRST SOUTH, LUN. CO., N.S., DATED AUGUST 14, 1992.
 - SEE PLAN OF SUBDIVISION NO. B-139 BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT L.B.-2 & LOT L.B.-3, PROPERTY OF LAVERNE W. BARKHOUSE, AND LOT E.C.-1, PROPERTY OF ELVIN JAMES CONRAD & ELVA AMELIA CONRAD AT BACK CENTRE, LUN. CO., N.S., DATED DECEMBER 15, 1994.

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3° M.T.M., C.M. 64° 30' W AND WERE TRANSFERRED FROM PLAN REFERENCE NO. 2 (GRID ON SAID PLAN WAS DERIVED FROM SOLAR OBSERVATIONS).

LOT USE:
LOT M.J.-2: DEVELOPMENT, ON SITE SERVICES.
LOT M.J.-3: ADDITION TO LOT 1 TO CREATE LOT M.J.-4, LAND AROUND EXISTING DWELLING.

10, 107
FEB 27 1996

001229

PLAN OF SUBDIVISION

SHOWING LOT M.J.-2 & LOT M.J.-3, PROPERTY OF **JAMES MILTON JENNINGS & JEAN HOPE JENNINGS**, DISTRICT OF FIRST SOUTH, LUNenburg COUNTY, NOVA SCOTIA.

SURVEY EXECUTED:
JANUARY 11, 1996
PLAN DRAWN BY:
L.W. BERRIGAN & J.N. RUSSELL
SCALE:
1" = 40'
DATE OF PLAN:
JANUARY 18, 1996
PLAN NO.:
K - 72

Surveyor's Certificate

I, Lester W. Berrigan, 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 18th day of JANUARY, 1996.
Lester W. Berrigan, N.S.L.S. # 409



LESTER W. BERRIGAN
NOVA SCOTIA LAND SURVEYOR NO. 409
OAKHILL, LUN. CO., NOVA SCOTIA

