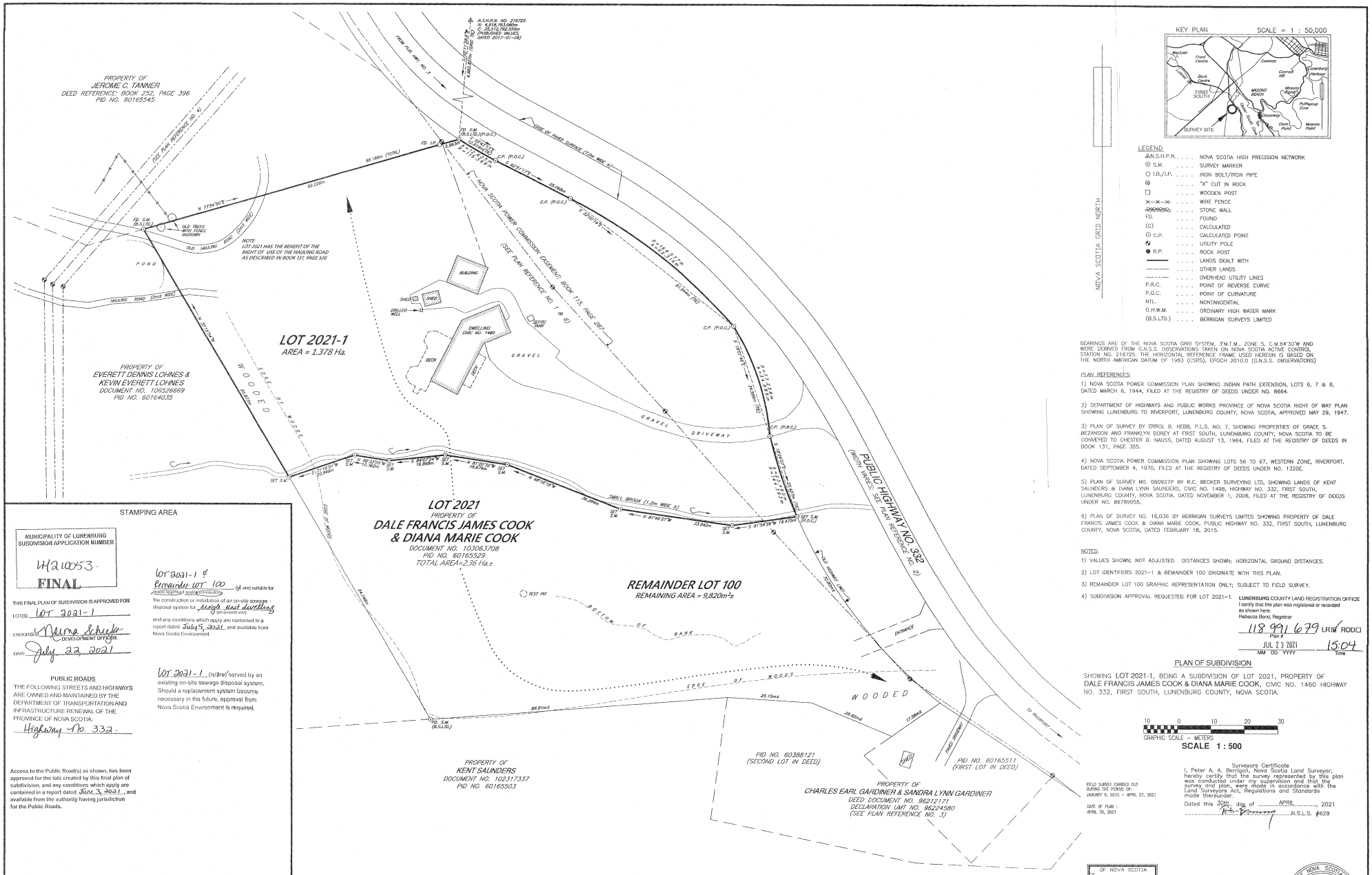


KEY PLAN SCALE = 1 : 50,000




NOVA SCOTIA GRID NORTH

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-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 |
| P.R.C. | . . . . . POINT OF REVERSE CURVE |
| P.O.C. | . . . . . POINT OF CURVATURE |
| NTL. | . . . . . NONTANGENTIAL |
| O.H.W.M. | . . . . . ORDINARY HIGH WATER MARK |
| (B.S.LTD.) | . . . . . BERRIGAN SURVEYS LIMITED |

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. 218725. 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) NOVA SCOTIA POWER COMMISSION PLAN SHOWING INDIAN PATH EXTENSION, LOTS 6, 7 & 8, DATED MARCH 6, 1944, FILED AT THE REGISTRY OF DEEDS UNDER NO. 8664.

2) DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS PROVINCE OF NOVA SCOTIA RIGHT OF WAY PLAN SHOWING LUNENBURG TO RIVERPORT, LUNENBURG COUNTY, NOVA SCOTIA, APPROVED MAY 29, 1947.

3) PLAN OF SURVEY BY ERROL B. HEBB, P.L.S. NO. 7, SHOWING PROPERTIES OF GRACE S. BEZANSON AND FRANKLYN DOREY AT FIRST SOUTH, LUNENBURG COUNTY, NOVA SCOTIA TO BE CONVEYED TO CHESTER B. NAUSS, DATED AUGUST 13, 1964, FILED AT THE REGISTRY OF DEEDS IN BOOK 131, PAGE 355.

4) NOVA SCOTIA POWER COMMISSION PLAN SHOWING LOTS 56 TO 67, WESTERN ZONE, RIVERPORT, DATED SEPTEMBER 4, 1970, FILED AT THE REGISTRY OF DEEDS UNDER NO. 13206.

5) PLAN OF SURVEY NO. 060927P BY R.C. BECKER SURVEYING LTD, SHOWING LANDS OF KENT SAUNDERS & DIANA LYNN SAUNDERS, CIVIC NO. 1498, HIGHWAY NO. 332, FIRST SOUTH, LUNENBURG COUNTY, NOVA SCOTIA, DATED NOVEMBER 1, 2006, FILED AT THE REGISTRY OF DEEDS UNDER NO. 86789055.

6) PLAN OF SURVEY NO. 16,036 BY BERRIGAN SURVEYS LIMITED SHOWING PROPERTY OF DALE FRANCIS JAMES COOK & DIANA MARIE COOK, PUBLIC HIGHWAY NO. 332, FIRST SOUTH, LUNENBURG COUNTY, NOVA SCOTIA, DATED FEBRUARY 18, 2015.

NOTES:

1) VALUES SHOWN; NOT ADJUSTED. DISTANCES SHOWN; HORIZONTAL GROUND DISTANCES.

2) LOT IDENTIFIERS 2021-1 & REMAINDER 100 ORIGINATE WITH THIS PLAN.

3) REMAINDER LOT 100 GRAPHIC REPRESENTATION ONLY; SUBJECT TO FIELD SURVEY.

4) SUBDIVISION APPROVAL REQUESTED FOR LOT 2021-1.

LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here.
Rebecca Bond, Registrar
118 991 679 LR/R ROD☐
Plan #
JUL 23 2021 15:04
MM DD YYYY Time

## PLAN OF SUBDIVISION

SHOWING LOT 2021-1, BEING A SUBDIVISION OF LOT 2021, PROPERTY OF DALE FRANCIS JAMES COOK & DIANA MARIE COOK, CIVIC NO. 1460 HIGHWAY NO. 332, FIRST SOUTH, LUNENBURG COUNTY, NOVA SCOTIA.

10 0 10 20 30
GRAPHIC SCALE – METERS
SCALE 1 : 500

FIELD SURVEY CARRIED OUT DURING THE PERIOD OF: JANUARY 6, 2015 – APRIL 27, 2021

DATE OF PLAN : APRIL 30, 2021

Surveyors Certificate
I, Peter A. A. 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 Land Surveyors Act, Regulations and Standards made thereunder.
Dated this 30th day of APRIL, 2021
PETER A. A. BERRIGAN N.S.L.S. #629

STAMPING AREA

MUNICIPALITY OF LUNENBURG
SUBDIVISION APPLICATION NUMBER
H/210053
FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) LOT 2021-1
ENDORSED Marina Schulz DEVELOPMENT OFFICER
DATE July 22, 2021

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 No. 332.

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 Jun 3, 2021, and available from the authority having jurisdiction for the Public Roads.

LOT 2021-1 & Remainder LOT 100 (is/are) suitable for the construction or installation of an on-site sewage disposal system for Single Unit Dwelling and any conditions which apply are contained in a report dated July 5, 2021 and available from Nova Scotia Environment

LOT 2021-1 (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 DISTANCE

| LOT NO. | SPEED ZONE | DISTANCE FROM LOT CORNER LEFT/RIGHT | LEFT GRADE | LEFT DISTANCE | RIGHT GRADE | RIGHT DISTANCE | PASS OR FAIL | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| 2021-1 | ——— | ——— | ——— | ——— | ——— | ——— | ——— | EXISTING ENTRANCE |
| REMAINDER 100 | ——— | ——— | ——— | ——— | ——— | ——— | ——— | |

| | | | |
|---|---|---|---|
| HORIZONTAL DATUM: | NAD83 (CSRS) | EPOCH: | 2010.0 |
| VERTICAL DATUM: | CANADIAN GEODETIC VERTICAL DATUM 2013 (CGVD2013) | | |
| PROJECTION: | 3° MTM | ZONE: | 5 |
| GNSS SURVEY TYPE: | NRTK | SOURCE: | SMARTNET |
| COMBINED SCALE FACTOR AT SITE 0.99990397 | | | |

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS
№ 64366

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

ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS – FOUNDED 1901 – PETER A. A. BERRIGAN N.S.L.S. 629 – MEMBER

PLAN NO. 21,208