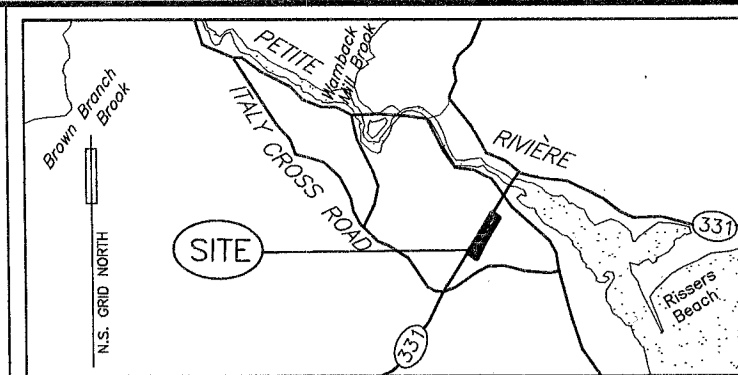


LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	STOPPING SIGHT DISTANCES				PASS OR FAIL	COMMENTS
			LEFT GRADE	LEFT DISTANCE	RIGHT GRADE	RIGHT DISTANCE		
LOT R-1	50 KM/HR	10M/RIGHT	-10%	323M	5%	206M	PASS	
LOT R-2								EXISTING DRIVEWAY
LOT R-3A								EXISTING DRIVEWAY



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

- LEGEND :
- ⊙ S.M. SURVEY MARKER (IRON BAR WITH ID CAP)
 - I.B. IRON BAR
 - R.P. ROCK POST
 - I.P. IRON PIPE
 - ⊕ T.P. TEST FIT
 - ⊕ N.S.H.P.N. NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT
 - ⊕ W.P. WOOD POST
 - BOUNDARY CERTIFIED BY THIS PLAN
 - - - UTILITY LINE RIGHT OF WAY
 - - - OVERHEAD POWER LINE
 - - - TIE-LINE
 - NTC NON-TANGENTIAL CURVE
 - PRC POINT OF REVERSE CURVE
 - ⊙ C.P. CALCULATED POINT
 - (C) CALCULATED
 - (M) MEASURED
 - WIT. WITNESS
 - FD. FOUND
 - ⊕ U.P. UTILITY POLE
 - R. RADIUS
 - A. ARC
 - P.C. POINT OF CURVATURE
 - FENCE
 - WIT. WITNESS
 - ⊕ CENTRE LINE
 - No. 431 ERWIN R. TURNER
 - No. 409 LESTER W. BERRIGAN

BEARINGS SHOWN ON THIS PLAN: N.S. GRID NORTH (03° MODIFIED TRANSVERSE MERCATOR PROJECTION CENTRAL MERIDIAN 64° 30' W), AND WERE DERIVED FROM N.S.H.P.N. MONUMENT NUMBER 216328 VIA G.P.S. OBSERVATIONS. NORTH AMERICAN DATUM 1983 (CSRS), EPOCH 2010.0

ALL MEASUREMENTS ARE GROUND MEASUREMENTS UNLESS OTHERWISE STATED

FIELD SURVEYS CARRIED OUT NOVEMBER 19TH, AND 21ST, 2019.

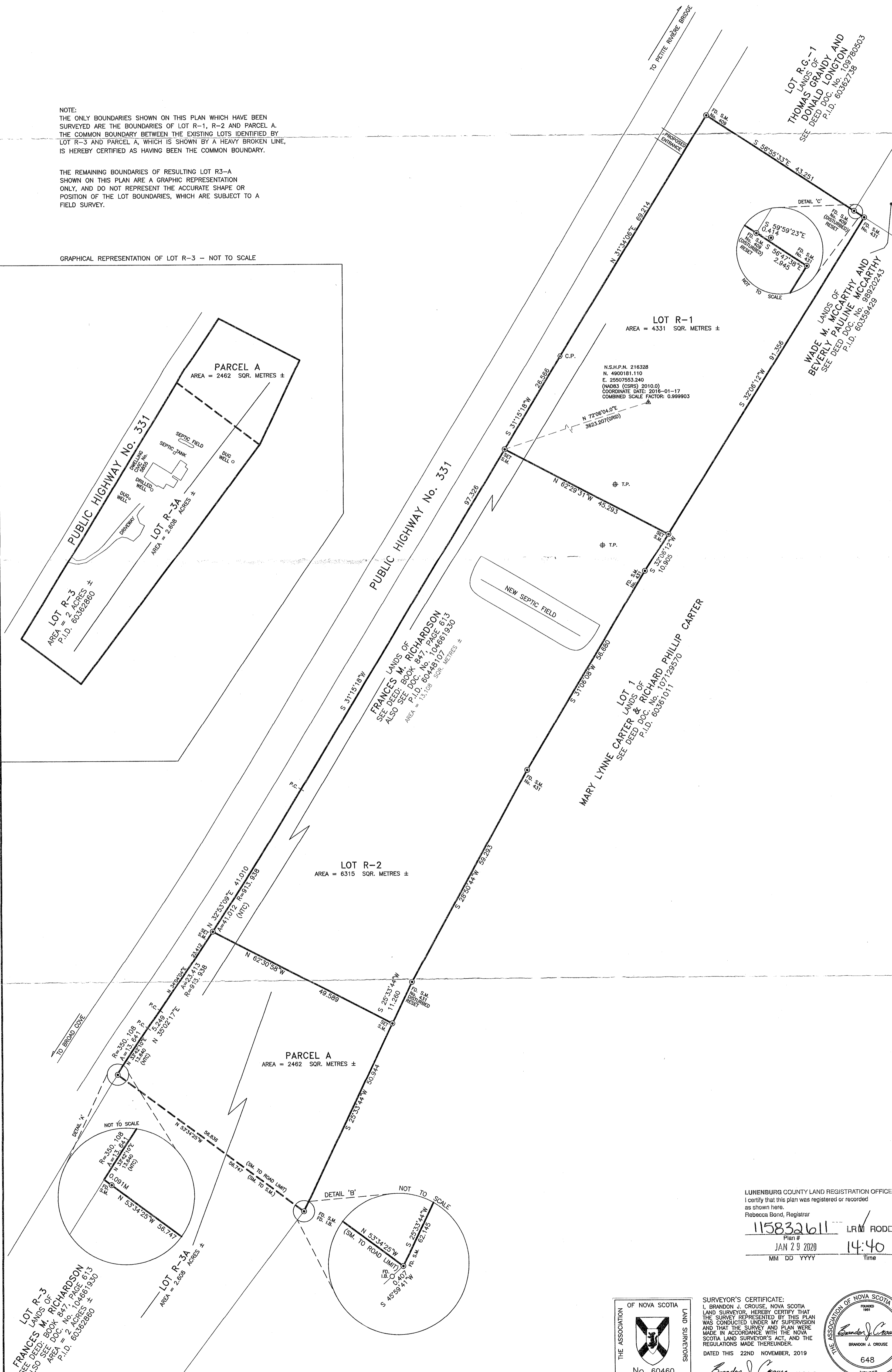
VALUES SHOWN HAVE BEEN ADJUSTED BY THE COMPASS RULE. SCALE FACTOR NOT APPLIED.

- PLAN REFERENCES
1. PLAN OF SURVEY SHOWING PROPERTY OF R. PHILLIP CARTER, LOCATED IN THE DISTRICT OF PETITE RIVIERE, LUNenburg COUNTY, NOVA SCOTIA, AND PROPERTY OF THELMA FALT, UNDER CONVEYANCE TO R. PHILLIP CARTER, LOT 1 AND LOT 2, DATED 3RD DECEMBER, 1985 BY ERWIN R. TURNER AND FILED UNDER PLAN No. 5966 AT THE LUNenburg COUNTY REGISTRY OF DEEDS.
 2. PLAN SHOWING LOCATION OF LANDS OF DEBNEY OWEN MINNICK AND MARGERY MINNICK UNDER CONVEYANCE TO THE DIRECTORS, VETERANS LAND ACT, AT PETITE RIVIERE, LUNenburg COUNTY, NOVA SCOTIA, DATED JULY 26, 1971 BY NEIFF JOSEPH, AND FILED UNDER PLAN No. 1430 AT THE LUNenburg CO. REGISTRY OF DEEDS.
 3. PLAN OF SURVEY SHOWING SUB-DIVISION OF PROPERTY OF ROBERT JOHNSONGETSON AND PAMELA BARBARA GETSON (MALLMAN) AT PETITE RIVIERE, LUNenburg COUNTY, N.S., DATED 8TH JUNE, 1984 BY LESTER W. BERRIGAN, AND FILED UNDER PLAN No. P-5301 AT THE LUNenburg Co. REGISTRY OF DEEDS.
 4. PROVINCE OF NOVA SCOTIA DEPARTMENT OF HIGHWAYS PLAN SHOWING PETITE RIVIERE BRIDGE VIA CHERRY HILL TO JUNCTION HIRTLE ROAD AT VOGLER'S COVE, ROUTE 31 FROM STA. 0+00.0 TO STA. 59+04.0, DATED 4TH JULY, 1960.

NOTE:
THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF LOT R-1, R-2 AND PARCEL A. THE COMMON BOUNDARY BETWEEN THE EXISTING LOTS IDENTIFIED BY LOT R-3 AND PARCEL A, WHICH IS SHOWN BY A HEAVY BROKEN LINE, IS HEREBY CERTIFIED AS HAVING BEEN THE COMMON BOUNDARY.

THE REMAINING BOUNDARIES OF RESULTING LOT R3-A SHOWN ON THIS PLAN ARE A GRAPHIC REPRESENTATION ONLY, AND DO NOT REPRESENT THE ACCURATE SHAPE OR POSITION OF THE LOT BOUNDARIES, WHICH ARE SUBJECT TO A FIELD SURVEY.

GRAPHICAL REPRESENTATION OF LOT R-3 - NOT TO SCALE



NOTE

1. LOT DESIGNATORS R-1, R-2, R-3, PARCEL A AND LOT R-3A ORIGINATE WITH THIS PLAN.

REGISTRY STAMP

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER

W190087

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) LOT R-1, LOT R-2 & LOT R-3A

ENDORSED Debra Schieck
DEVELOPMENT OFFICER

DATE January 28, 2020

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. 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 Jan. 17, 2020, and available from the authority having jurisdiction for the Public Roads.

LOT R-1 & LOT R-2 (are) suitable for
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 Jan. 16, 2020 and available from Nova Scotia Environment

LOT R-2 & LOT R-3A (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.

REV.	DATE
1.	NOV. 25, 2019

PLAN OF SUBDIVISION SHOWING
PARCEL A AS AN ADDITION TO LOT R-3 TO CREATE LOT R-3A, LOT R-1 AND LOT R-2 LANDS OF FRANCES M. RICHARDSON

PUBLIC HIGHWAY No. 331, PETITE RIVIERE LUNenburg COUNTY, NOVA SCOTIA.

P.I.D. No. 60448107

SCALE 1 : 500

DATE MM/DD/YYYY 11/22/2019

DRN. B.J.C.

PROJ. NAME FRAN RICHARDSON SUB.

DWG. NO. 190814-00

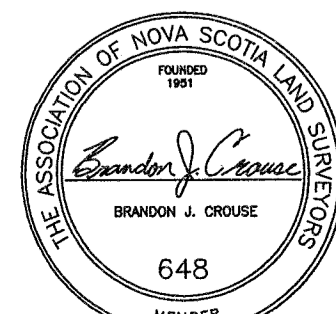
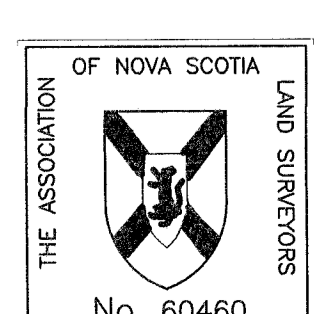
LUNenburg COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here.
Rebecca Bond, Registrar

115832611 LRM RODD
JAN 29 2020 14:40
MM DD YYYY Time

SURVEYOR'S CERTIFICATE:
I, BRANDON J. CROUSE, 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 22ND NOVEMBER, 2019

Brandon J. Crouse N.S.L.S.



FRANCES LANDS OF
SEE DEED BOOK 847, PAGE 613
AREA = 2 ACRES ±
P.I.D. 60362880

LOT R-3
AREA = 2 ACRES ±
P.I.D. 60362880

FRANCES LANDS OF
SEE DEED BOOK 847, PAGE 613
AREA = 1.3108 ACRES ±

MARY LYNNE CARTER LANDS OF
SEE DEED BOOK No. 10729570
P.I.D. 60361011

LOT R-1
AREA = 4331 SQ. METRES ±

PARCEL A
AREA = 2462 SQ. METRES ±

LOT R-2
AREA = 6315 SQ. METRES ±

PARCEL A
AREA = 2482 SQ. METRES ±

LOT R-3A
AREA = 2.688 ACRES ±