

STAMPING AREA

MUNICIPALITY OF LUNENBURG  
SUBDIVISION APPLICATION NUMBER

U210049  
FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR  
LOT(S) lot 21-1 & lot 21-2A  
ENDORSED [Signature]  
DEVELOPMENT OFFICER  
DATE July 23, 2021

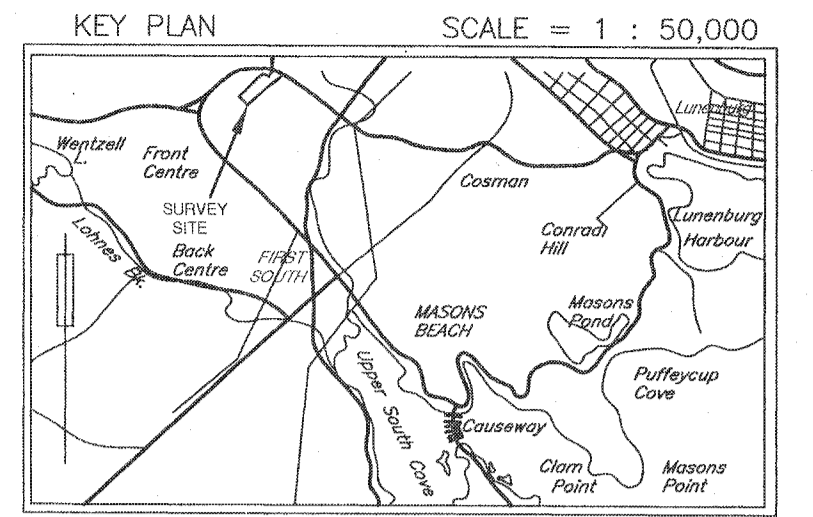
**PUBLIC ROADS**  
THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE RENEWAL OF THE PROVINCE OF NOVA SCOTIA:  
Highway No. 3

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 May 21, 2021, and available from the authority having jurisdiction for the Public Roads.

lot 21-1 (is/are) suitable for (is/are) approved under/retained for the construction or installation of an on-site sewage disposal system for residential dwelling (proposed use) and any conditions which apply are contained in a report dated July 6, 2021 and available from Nova Scotia Environment

lot 21-1 (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.

**"IMPORTANT NOTICE"**  
lot 21-2A (has, have) been created for a (persons) which does not require an on-site sewage disposal system and will not be eligible for a permit to install a system unless the requirements of Nova Scotia Environment are met.



- 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— . . . . . 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
  - B.C. . . . . BEGINNING OF CURVE
  - E.C. . . . . END OF CURVE
  - P.O.C. . . . . POINT OF CURVATURE
  - N.T.L. . . . . NONTANGENTIAL
  - O.H.W.M. . . . . ORDINARY HIGH WATER MARK
  - (No. 409) . . . . . LESTER W. BERRIGAN, N.S.L.S.
  - (No. 431) . . . . . ERWIN TURNER, N.S.L.S.
  - (B.S.L.T.D.) . . . . . BERRIGAN SURVEYS LIMITED
  - (H.T.H.) . . . . . HEBB TURNER HIMMELMAN LAND SURVEYORS

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3°M.T.M., ZONE 5, G.M.64°30'W AND WERE DERIVED FROM G.N.S.S. OBSERVATIONS TAKEN ON NOVA SCOTIA ACTIVE CONTROL STATION NO. 216725. THE HORIZONTAL REFERENCE FRAME USED HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CSRS), EPOCH 2010.0 (G.N.S.S. OBSERVATIONS)

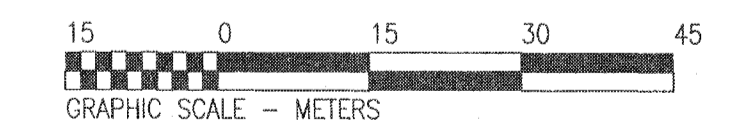
- PLAN REFERENCES:**
- 1) PLAN OF SURVEY BY RONALD G. WENTZELL, N.S.L.S. NO. 263, SHOWING PROPERTY CONVEYED FROM CHARLES & GWENDLYN NAUSS TO MIKE & MABLE SOLOGUK, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA, DATED MAY 29, 1972 AND REVISED JULY 26, 1977.
  - 2) PLAN OF SURVEY NO. G-141 BY HEBB TURNER HIMMELMAN LAND SURVEYORS LIMITED, SHOWING PROPERTY OF LEON GREEK AND PROPERTY OF BRIAN C. KEISER UNDER CONVEYANCE TO LEON GREEK, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA, DATED AUGUST 8, 1984 AND FILED AT THE REGISTRY OF DEEDS UNDER NO. P-5371.
  - 3) PLAN OF SUBDIVISION NO. 7635 BY BERRIGAN SURVEYS LIMITED, SHOWING PARCEL A & LOT 4, PROPERTY OF BRIAN C. KEISER AND PARCEL B & LOT 3, PROPERTY OF JOHN W. RAFUSE & MARENA B. RAFUSE, CIVIC NOS. 11425 & 11419, PUBLIC HIGHWAY NO. 3, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA, DATED MAY 31, 2000 AND FILED AT THE REGISTRY OF DEEDS UNDER NO. 11,478.
  - 4) PLAN OF SURVEY NO. 06-068 BY TURNER SURVEYS, SHOWING LOT M-1, LANDS OF HOWARD L. MERSEY, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA, DATED OCTOBER 20, 2006 FILED AT THE REGISTRY OF DEEDS UNDER NO. 86785046.

- NOTES:**
- 1) VALUES SHOWN; NOT ADJUSTED. DISTANCES SHOWN; HORIZONTAL GROUND DISTANCES.
  - 2) LOT IDENTIFIERS 5, 21-1, PARCEL "A", 21-2 & 21-2A ORIGINATE WITH THIS PLAN.
  - 3) SUBDIVISION APPROVAL REQUESTED FOR LOT 21-1 & LOT 21-2A.

LUNENBURG COUNTY LAND REGISTRATION OFFICE  
I certify that this plan was registered or recorded as shown here.  
Rebecca Bond, Registrar  
**119012053** LR11 ROD1  
Plan #  
JUL 28 2021 9:59  
MM DD YYYY Time

**PLAN OF SUBDIVISION**

SHOWING PARCEL "A" AND RESULTING LOT 21-1, BEING A SUBDIVISION OF LOT 5: PARCEL "A" AS AN ADDITION TO LOT 21-2 TO CREATE RESULTING LOT 21-2A, PROPERTIES OF BRIAN CALVIN KEIZER & DAWN KATHERINE KEIZER, CIVIC NOS. 11435 & 11437 PUBLIC HIGHWAY NO. 3, CENTRE, LUNENBURG COUNTY, NOVA SCOTIA.

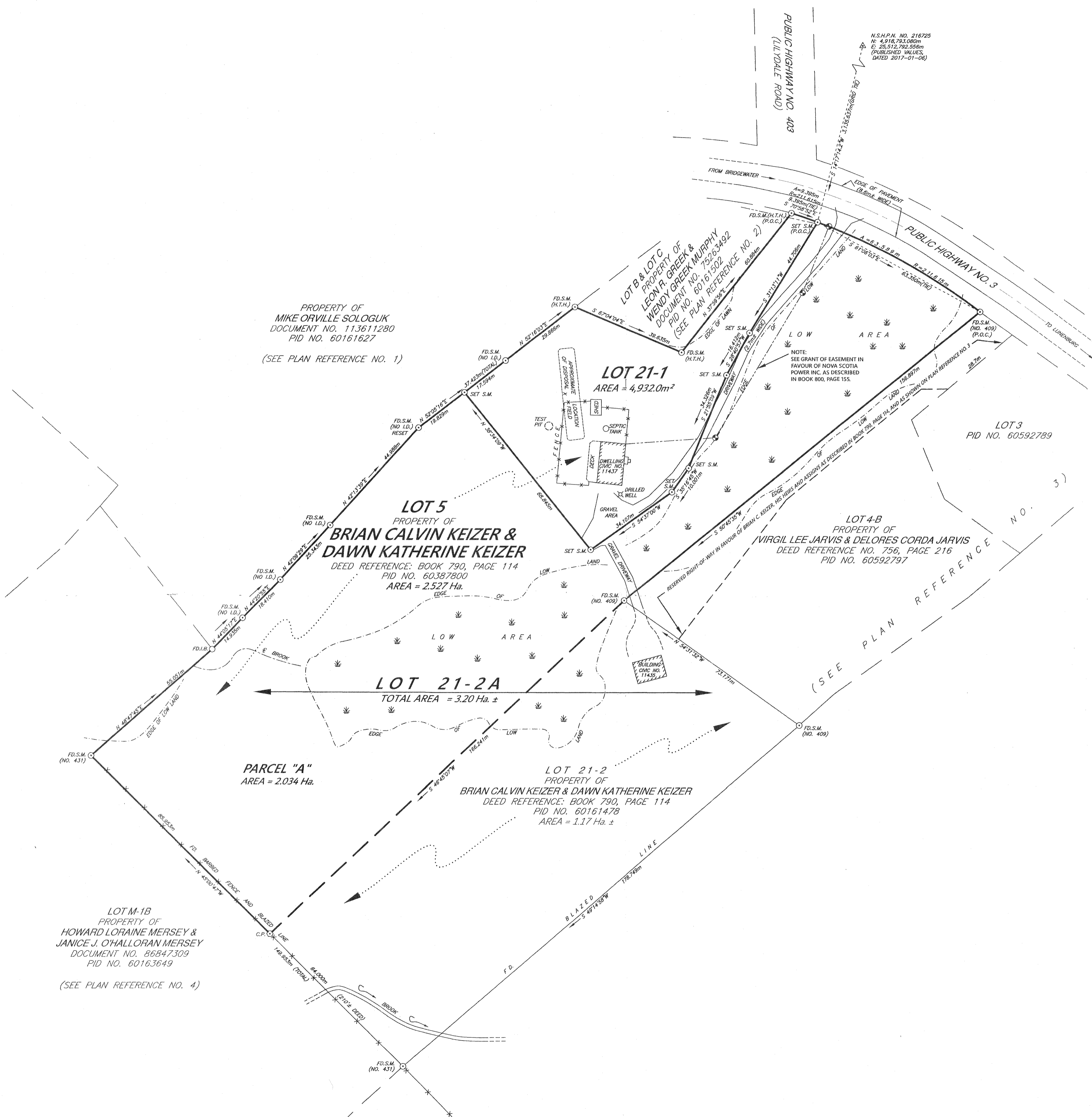


SCALE: 1 : 750m

FIELD SURVEY CARRIED OUT DURING THE PERIOD OF: MARCH 2 - APRIL 12, 2021

DATE OF PLAN: APRIL 23, 2021

Surveyors 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 23rd day of APRIL, 2021  
Nathan E. Hughes, N.S.L.S. #670

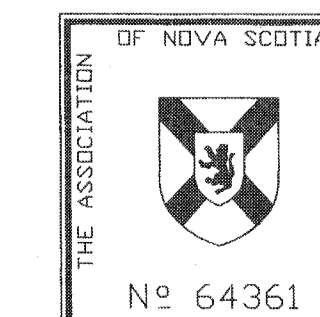


LOT M-1B  
PROPERTY OF  
HOWARD LOHAIN MERSEY &  
JANICE J. O'HALLORAN MERSEY  
DOCUMENT NO. 86847309  
PID NO. 60163649  
(SEE PLAN REFERENCE NO. 4)

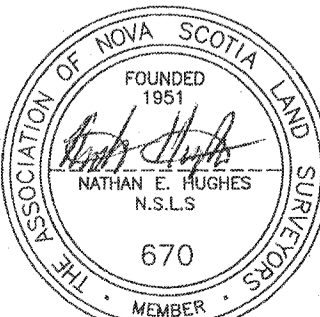
(PERTAINING TO LOT 21-2A ONLY)  
NOTE: THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF PARCEL "A", THE COMMON BOUNDARY BETWEEN THE EXISTING AREAS OF LAND IDENTIFIED BY PARCEL "A" AND LOT 21-2 WHICH IS SHOWN BY A HEAVY BROKEN LINE IS HEREBY CERTIFIED AS HAVING BEEN THE COMMON BOUNDARY.

THE REMAINING BOUNDARIES OF RESULTING LOT 21-2A SHOWN ON THIS PLAN ARE A GRAPHIC REPRESENTATION ONLY AND ARE SUBJECT TO A FIELD SURVEY.

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 0.99990143			



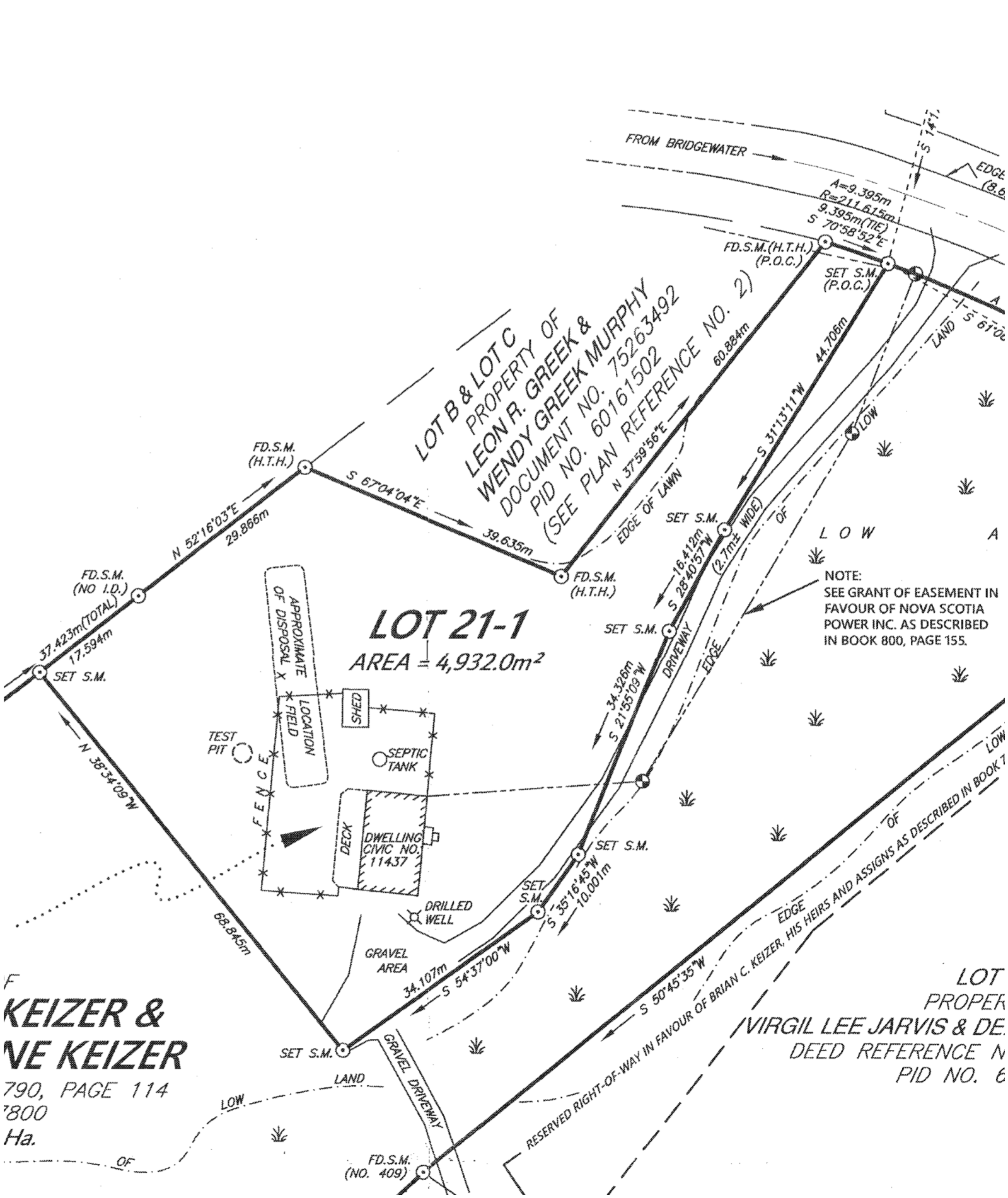
**BERRIGAN SURVEYS LIMITED**  
NOVA SCOTIA LAND SURVEYORS  
BRIDGEWATER, LUN. CO., NOVA SCOTIA



PLAN NO. 20,987

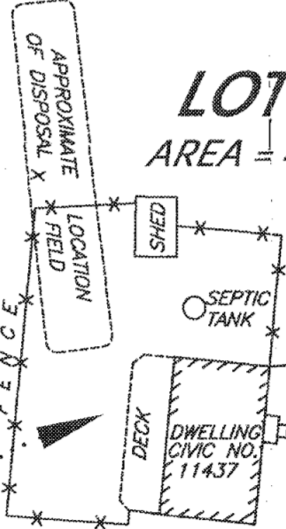
**STOPPING SIGHT DISTANCE**

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
21-1	80km/HR	3m RIGHT	-3%	170m	+2%	132m	PASS	
21-2A	80km/HR	3m LEFT	-3%	160m	+2%	132m	PASS	EXISTING ACCESS



LOT B & LOT C  
 PROPERTY OF  
 LEON R. GREEK &  
 WENDY GREEK MURPHY  
 DOCUMENT NO. 75263492  
 PID NO. 60161502  
 (SEE PLAN REFERENCE NO. 2)

**LOT 21-1**  
 AREA = 4,932.0m<sup>2</sup>



**KEIZER &  
 VE KEIZER**  
 790, PAGE 114  
 '800  
 Ha.

LOT  
 PROPER  
 VIRGIL LEE JARVIS & DE  
 DEED REFERENCE N  
 PID NO. 6

NOTE:  
 SEE GRANT OF EASEMENT IN  
 FAVOUR OF NOVA SCOTIA  
 POWER INC. AS DESCRIBED  
 IN BOOK 800, PAGE 155.

RESERVED RIGHT-OF-WAY IN FAVOUR OF BRIAN C. KEIZER, HIS HEIRS AND ASSIGNS AS DESCRIBED IN BOOK 7