

STAMPING AREA

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER

LM170015

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOT(S) NO. LOT MC-1A & LOT MC-1B

ENDORSED Debra Schickel
DEVELOPMENT OFFICER

DATE May 19, 2017

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:

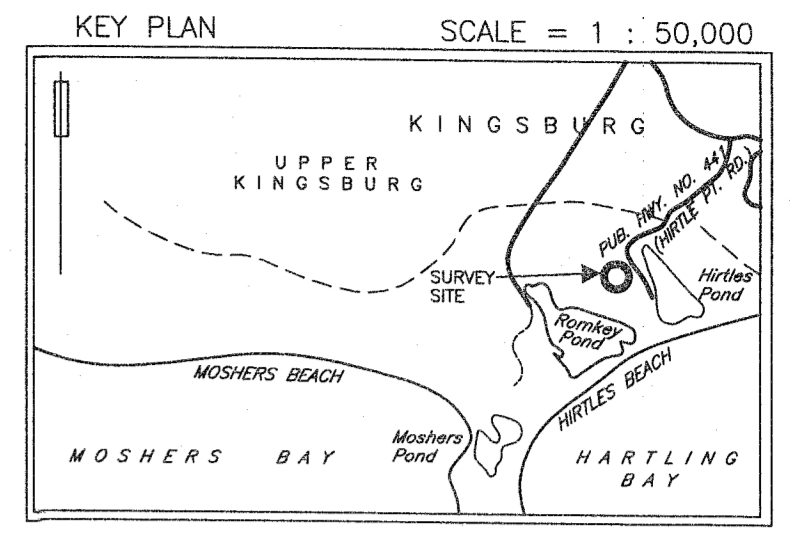
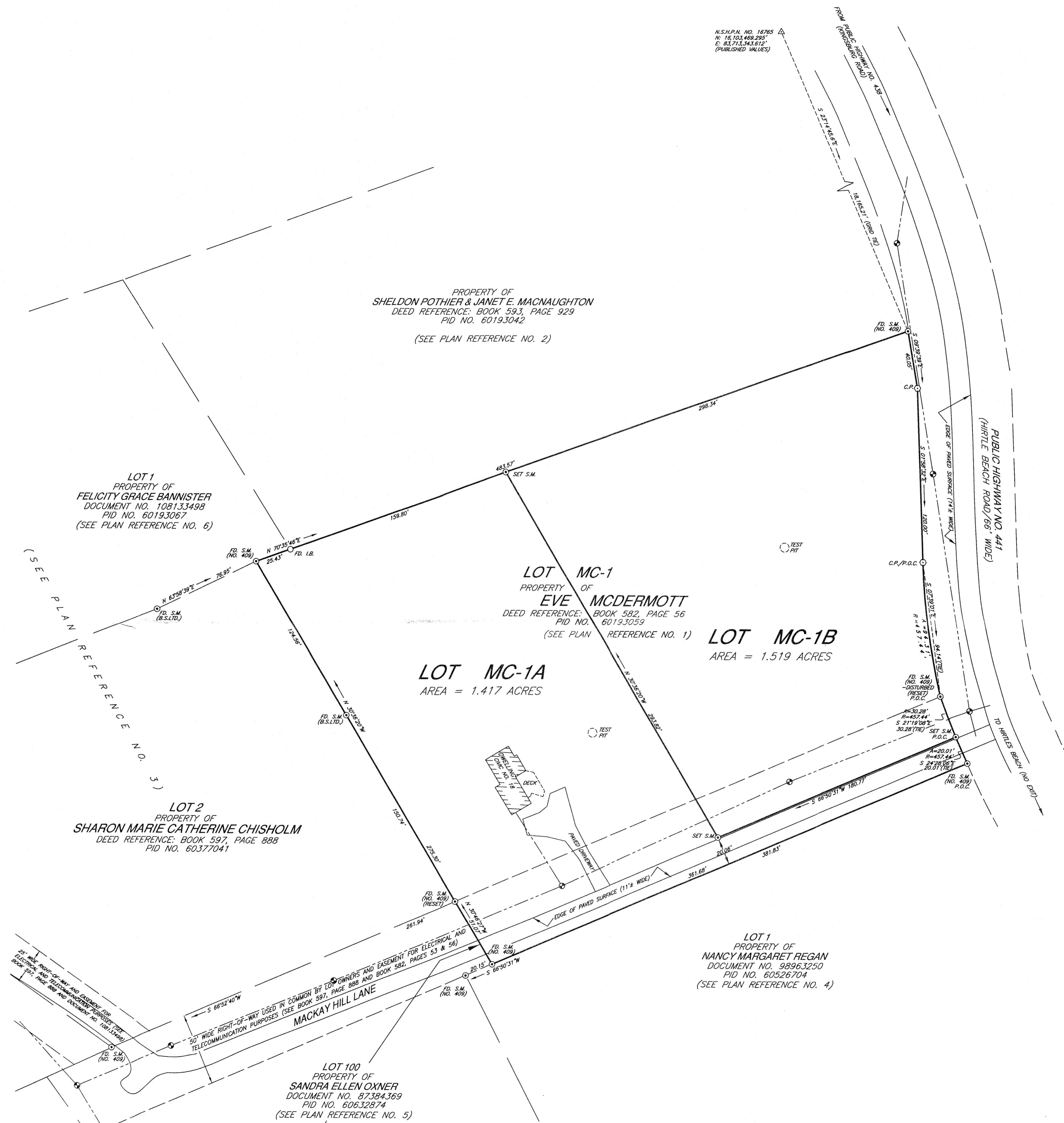
Hirtle Beach Road, Route # 441

Access to the public highway 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 9, 2017, and available from the Department of Transportation.

LOT MC-1A & LOT MC-1B (is/are) suitable for (to) approve and/or non-approve 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 March 21, 2017 and available from the Department of Environment.

LOT MC-1A (is/are) served by an existing on-site sewage disposal system. Should a replacement system become necessary in the future, approval from the Department of Environment is required.



- 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
 - ⊕ TRAVERSE HUB
 - ⊗ 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
 - NTL. NONTANGENTIAL
 - OHWM ORDINARY HIGH WATER MARK
 - (B.S.LTD.) BERRIGAN SURVEYS LIMITED
- NOTE:
VALUES SHOWN - NOT ADJUSTED
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES

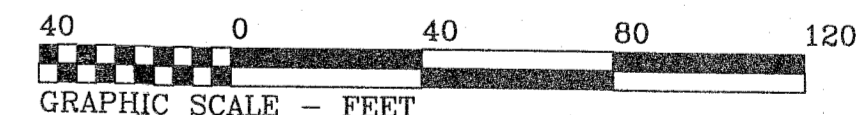
BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3°M.T.M., ZONE 5, C.M.64°30'W AND WERE DERIVED FROM G.N.S.S. OBSERVATIONS TAKEN ON NOVA SCOTIA ACTIVE CONTROL STATION NO. 216765. THE HORIZONTAL REFERENCE FRAME USED HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CSRS), EPOCH 2010 (G.N.S.S. OBSERVATIONS)

- PLAN REFERENCES:**
- 1) PLAN OF SUBDIVISION NO. C-158 BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT 2 & LOT 3, PROPERTY OF MEREDITH CORKUM, AND LOT 4 & LOT 5, PROPERTY OF ALAN DAVID MACKAY, UNDER CONVEYANCE TO MEREDITH CORKUM, UPPER KINGSBURG, LUNENBURG COUNTY, NOVA SCOTIA, DATED DECEMBER 30, 1994, FILED AT THE REGISTRY OF DEEDS UNDER NO. 9769.
 - 2) PLAN OF SURVEY NO. C-167, BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING PROPERTY OF MEREDITH CORKUM, UPPER KINGSBURG, LUNENBURG COUNTY, NOVA SCOTIA, DATED JULY 31, 1995, FILED AT THE REGISTRY OF DEEDS UNDER NO. 9929.
 - 3) PLAN OF SURVEY NO. M-229, BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING PROPERTY OF ALAN DAVID MACKAY, UPPER KINGSBURG, LUNENBURG COUNTY, NOVA SCOTIA, DATED AUGUST 22, 1995, FILED AT THE REGISTRY OF DEEDS UNDER NO. 9972.
 - 4) PLAN OF SUBDIVISION NO. 6692 BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT 1, PROPERTY OF MEREDITH CORKUM AT UPPER KINGSBURG, LUNENBURG COUNTY, NOVA SCOTIA, DATED AUGUST 13, 1998, FILED AT THE REGISTRY OF DEEDS UNDER NO. 10,948.
 - 5) PLAN OF SUBDIVISION NO. 9840 BY BERRIGAN SURVEYS LIMITED SHOWING LOT 100 AND LOT 101, PROPERTY OF MEREDITH CORKUM, HIRTLE BEACH ROAD, UPPER KINGSBURG, LUNENBURG COUNTY, NOVA SCOTIA, DATED JUNE 3, 2004, FILED AT THE REGISTRY OF DEEDS UNDER NO. 76311902.
 - 6) PLAN OF SURVEY NO. 15,606, BY BERRIGAN SURVEYS LIMITED, SHOWING LOT 1, PROPERTY OF JEFFREY M. KIRBY, CIVIC NO. 62, MACKAY HILL LANE, KINGSBURG, LUNENBURG COUNTY, NOVA SCOTIA, DATED AUGUST 8, 2012.
- NOTE:
LOT IDENTIFIERS MC-1A AND MC-1B ORIGINATE WITH THIS PLAN.

LUNenburg COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here.
Rebecca Bond, Registrar
110786978 LR/ROD
Plan #
MAY 23 2017 9:24
MM DD YYYY Time

PLAN OF SUBDIVISION

SHOWING LOT MC-1A AND LOT MC-1B (SUBDIVISION OF LOT MC-1), PROPERTY OF EVE MCDERMOTT, CIVIC 18 MACKAY HILL LANE, KINGSBURG, LUNENBURG COUNTY, NOVA SCOTIA.



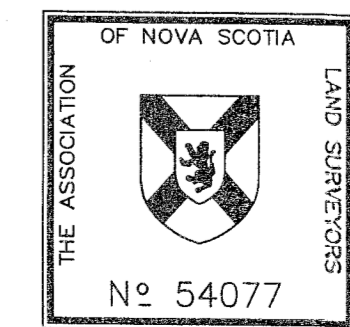
FIELD SURVEY CARRIED OUT DURING THE PERIOD OF: AUGUST 4, 2016 - FEBRUARY 6, 2017
SCALE: 1" = 40'
DATE OF PLAN: FEBRUARY 6, 2017
PLAN NO.: 18243

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 6th day of FEBRUARY, 2017
Peter A. A. Berrigan, N.S.L.S. #629

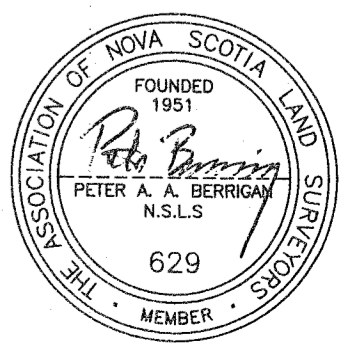
STOPPING SIGHT DISTANCE

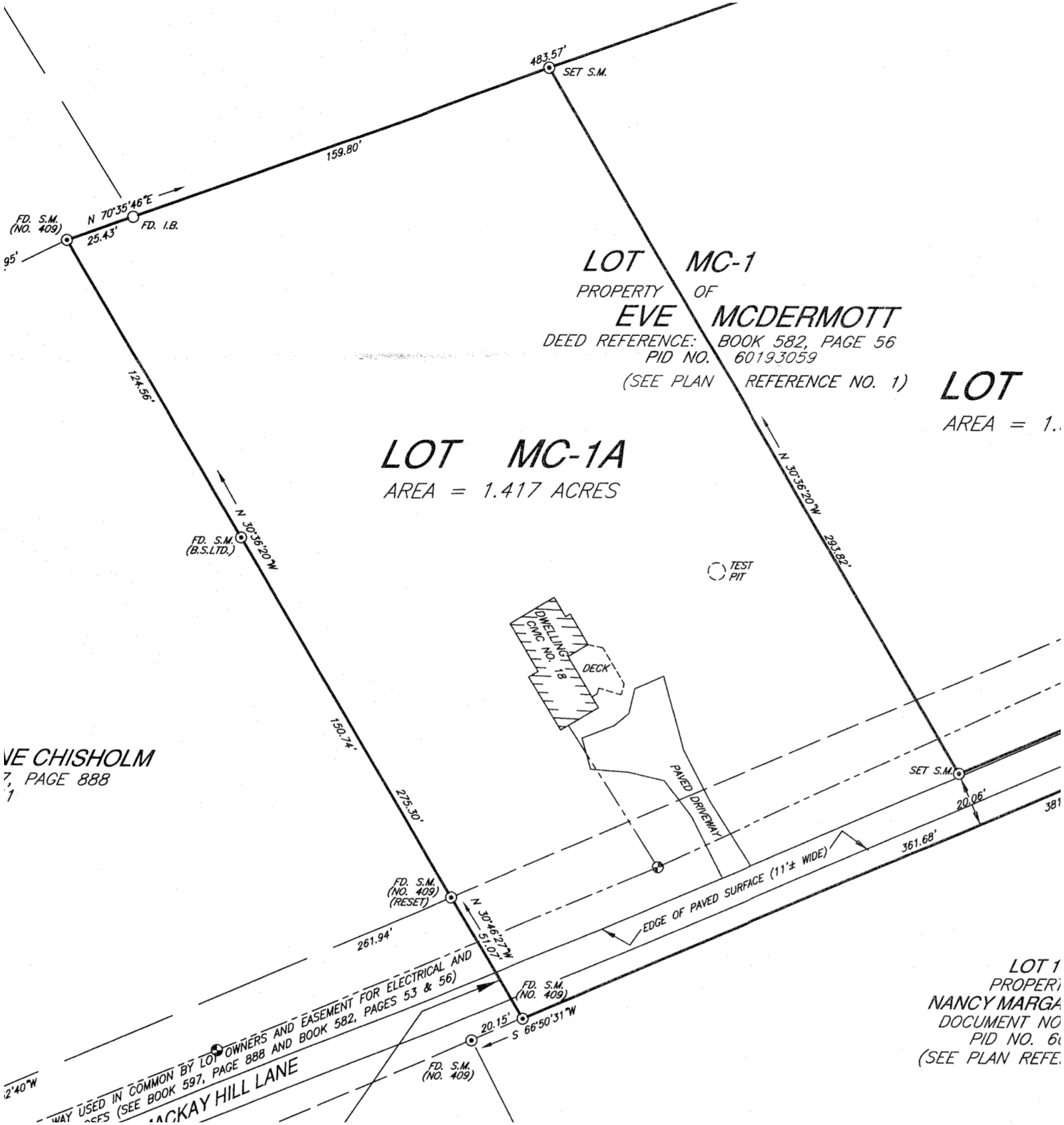
LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
MC-1A								VIA EXISTING RIGHT-OF-WAY TO PUBLIC HIGHWAY NO. 441 (HIRTLE BEACH ROAD) COMMERCIAL ENTRANCE 150mm CONE
MC-1B	50km/hr		+1%	123m	+2%	180m	PASS	

HORIZONTAL DATUM:	NAD83 (CSRS)	EPOCH:	2010.0
VERTICAL DATUM:	CANADIAN GEODETIC VERTICAL DATUM 2013 (CGVD2013)		
PROJECTION:	3° MTM	ZONE:	5
DISTANCE SHOWN:	- HORIZONTAL GROUND DISTANCES		
GNSS SURVEY TYPE:	NRTC	SOURCE:	SMARTNET



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





LOT MC-1
 PROPERTY OF
EVE MCDERMOTT
 DEED REFERENCE: BOOK 582, PAGE 56
 PID NO. 60193059
 (SEE PLAN REFERENCE NO. 1)

LOT MC-1A
 AREA = 1.417 ACRES

LOT
 AREA = 1.

EVE CHISHOLM
 7, PAGE 888
 1

LOT 1
 PROPERTY OF
NANCY MARGA
 DOCUMENT NO.
 PID NO. 6
 (SEE PLAN REF.)

WAY USED IN COMMON BY LOT OWNERS AND EASEMENT FOR ELECTRICAL AND
 SERVICES (SEE BOOK 597, PAGE 888 AND BOOK 582, PAGES 53 & 56)
MACKAY HILL LANE

EDGE OF PAVED SURFACE (11'± WIDE)

DWELLING
 CWC NO. 18
 DECK

TEST PIT

