

lot 2020-1 &

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER
W/200033
FINAL

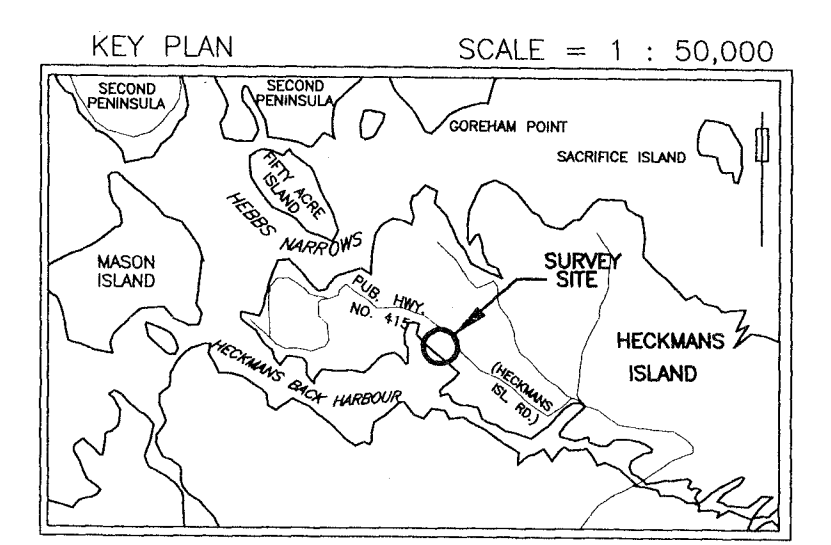
THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) lot 2020-1
ENDORSED Dina Kheif
DEVELOPMENT OFFICER
DATE Sept 25/20

STAMPING AREA
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:
Heckmans Island Road, Auth# 415

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 Aug 31/20, and available from the authority having jurisdiction for the Public Roads.

lot 2020-2 (is/are) suitable for the construction or installation of an on-site sewage disposal system for single unit dwelling (or "purpose") and any conditions which apply are contained in a report dated Aug 31/20, and available from Nova Scotia Environment.

lot 2020-1 (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.



- 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
 - (B.S.LTD.) BERRIGAN SURVEYS LIMITED

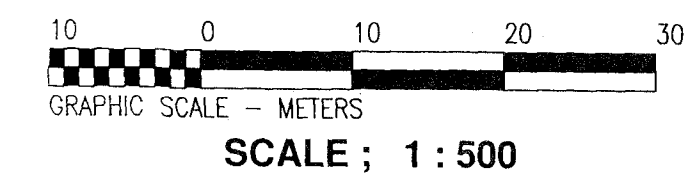
BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3°M.T.M., ZONE 5, C.M.64°30'W AND WERE DERIVED FROM G.N.S.S. OBSERVATIONS TAKEN ON NOVA SCOTIA ACTIVE CONTROL STATION NO. 216725. THE HORIZONTAL REFERENCE FRAME USED HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CSRS), EPOCH 2010.0 (G.N.S.S. OBSERVATIONS)

- PLAN REFERENCES:
- 1) PLAN OF SURVEY NO. 8868 BY BERRIGAN SURVEYS LIMITED, SHOWING PROPERTY OF MARK ALBERT HIRTLE & SHERRI LYNN HIRTLE, AT HECKMANS ISLAND, LUNENBURG COUNTY, NOVA SCOTIA, DATED AUGUST 5, 2002.
 - 2) PLAN OF SURVEY NO. 9268 BY BERRIGAN SURVEYS LIMITED SHOWING PROPERTY OF DONALD HERBERT HECKMAN & ELAINE BETTY HECKMAN, HECKMANS ISLAND ROAD, HECKMANS ISLAND, LUNENBURG COUNTY, NOVA SCOTIA, DATED APRIL 3, 2003, AND FILED AT THE REGISTRY OF DEEDS UNDER NO. 12,377.
 - 3) PLAN OF SUBDIVISION NO. 8868-A BY BERRIGAN SURVEYS LIMITED, SHOWING LOT 1, PROPERTY OF MARK ALBERT HIRTLE & SHERRI LYNN HIRTLE, HECKMANS ISLAND ROAD, HECKMANS ISLAND, LUNENBURG COUNTY, NOVA SCOTIA, DATED JANUARY 26, 2004, AND FILED AT THE REGISTRY OF DEEDS UNDER NO. 75258427.

- NOTES:
- 1) VALUES SHOWN; NOT ADJUSTED/DISTANCES SHOWN; HORIZONTAL GROUND DISTANCES.
 - 2) LOT IDENTIFIERS 2020-1 AND REMAINDER 2020-2 ORIGINATE WITH THIS PLAN.
 - 3) REMAINDER LOT 2020-2 NOT TO BE USED FOR BOUNDARY LINE DEFINITION; SUBJECT TO FIELD SURVEY.
 - 4) REQUEST APPROVAL FOR LOT 2020-1.

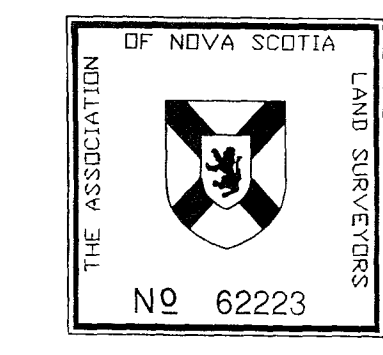
LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown hereon.
Rebecca Bond, Registrar
117094293 LR# ROD#
Plan #
SEP 28 2020 11:41
MM DD YYYY Time

PLAN OF SUBDIVISION
SHOWING LOT 2020-1 (BEING A SUBDIVISION OF LOT 1000; PID NO. 60170081), PROPERTY OF MARK ALBERT HIRTLE & SHERRI LYNN HIRTLE, 1033 HECKMANS ISLAND ROAD, HECKMANS ISLAND, LUNENBURG COUNTY, NOVA SCOTIA.

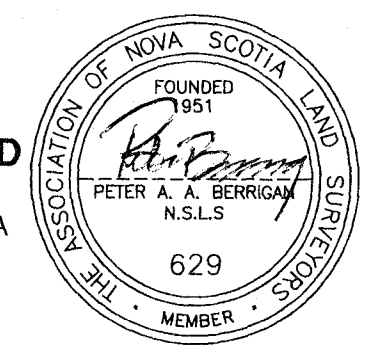


Surveyors Certificate
I, Peter A. A. Berrigan, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision, and that the survey and plan, were made in accordance with the Land Surveyors Act, Regulations and Standards made thereunder.
Dated this 22nd day of JUNE, 2020
Peter A. A. Berrigan N.S.L.S. #629

FIELD SURVEY CARRIED OUT DURING THE PERIOD OF JANUARY 20 - JUNE 19, 2020
DATE OF PLAN: JUNE 22, 2020



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



PLAN NO. 20,137

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:	SMARINET
COMBINED SCALE FACTOR AT SITE 0.99990658			

N.S.H.P.N. NO. 216725
N: 4,918,793.080m
E: 25,513,792.550m
(PUBLISHED VALUES DATED 2017-01-06)

LOT 1
PROPERTY OF
ANDRE GAGNON
DOCUMENT NO. 114944284
PID NO. 60629003
(SEE PLAN REFERENCE NO. 3)

LOT 2020-1
AREA=6,099m² ±

REMAINDER LOT 2020-2
REMAINING AREA=1,368 Ha. ±

LOT 1000
PROPERTY OF
MARK ALBERT HIRTLE
&
SHERRI LYNN HIRTLE
DEED REFERENCE: BOOK 839,
PAGE 698 (SEVENTH LOT IN DEED)
PID NO. 60170081
(SEE PLAN REFERENCE NOS. 1 & 3)
TOTAL AREA=1,978 Ha. ±

PROPERTY OF
TAMMY ELAINE HECKMAN
DEED REFERENCE: BOOK 851, PAGE 158
PID NO. 60516406
(SEE PLAN REFERENCE NO. 2)

WATERS OF
HECKMANS BACK HARBOUR

STOPPING SIGHT DISTANCE							
LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL
			GRADE	DISTANCE	GRADE	DISTANCE	
2020-1							
REMAINDER 2020-2							EXISTING ENTRANCE

