

STAMPING AREA

MUNICIPALITY OF LUNenburg
SUBDIVISION APPLICATION NUMBER

U150034

FINAL

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) NO. LOT 1A-D & LOT 3-E

ENDORSED Debra Schieker
DEVELOPMENT OFFICER

DATE November 16, 2015

PUBLIC ROADS

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

Pentz Road, Auto# 641

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 Aug 27/15, and
available from the Department of Transportation.

LOT 1A-D & LOT 3-E (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.

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

Rebecca Bond, Registrar

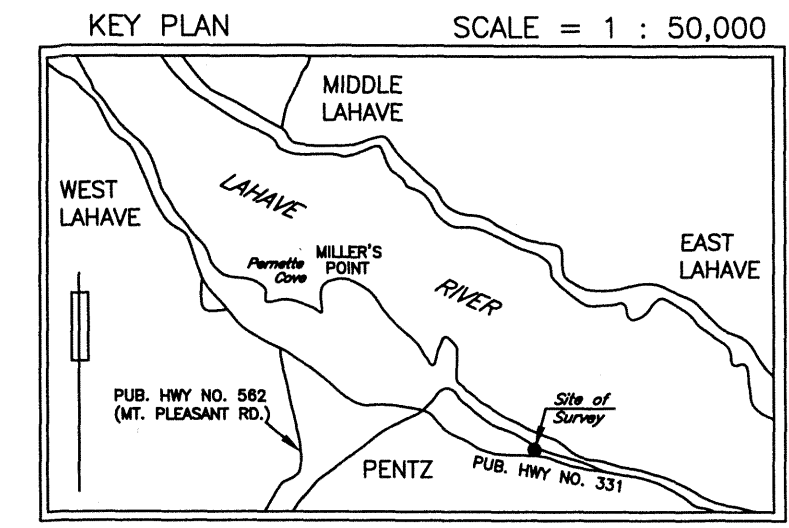
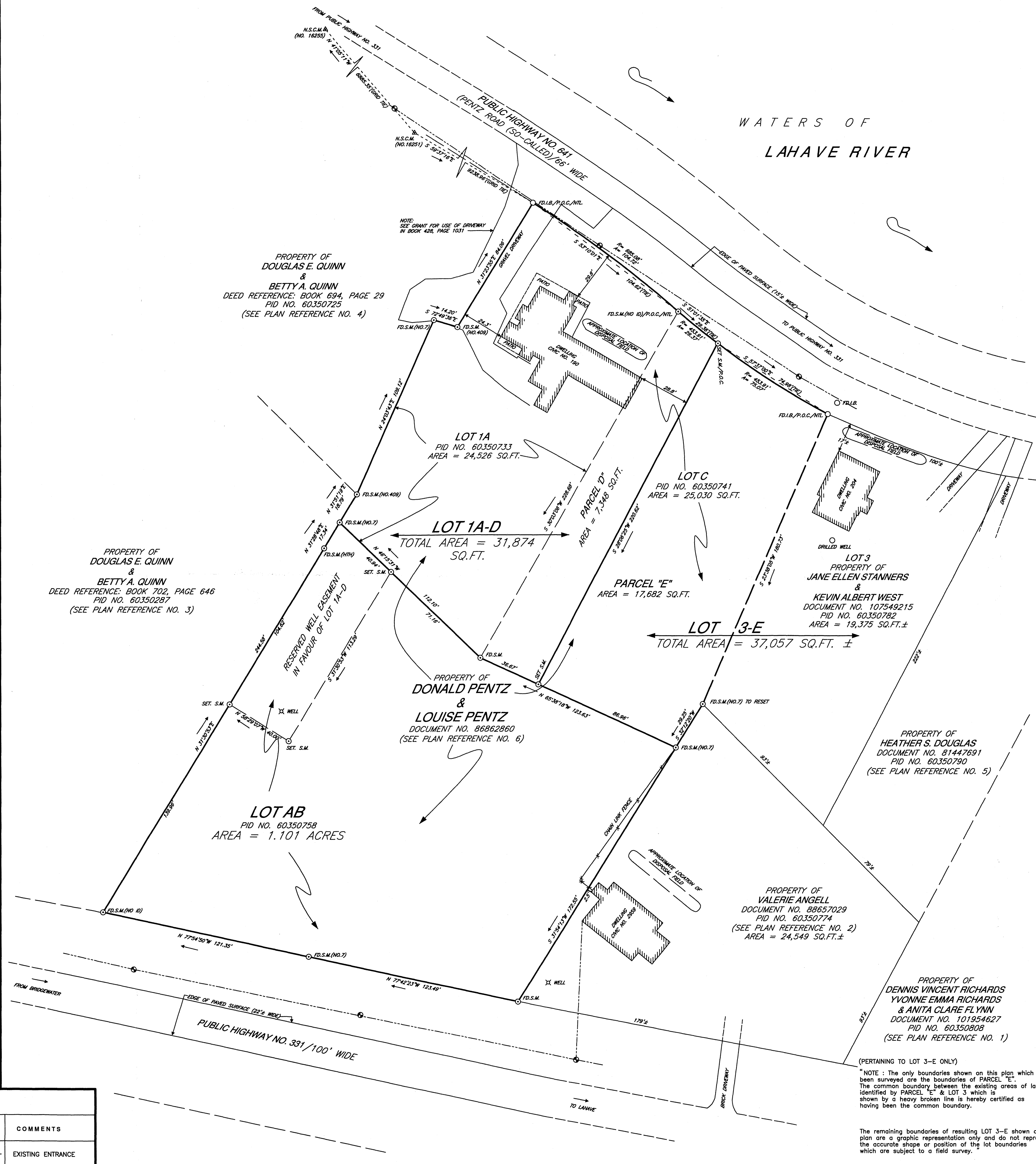
10/11/2015 LR/ROD

NOV 17 2015 16:45

MM DD YYYY Time

STOPPING SIGHT DISTANCE

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
1A-D								EXISTING ENTRANCE
3-E								



- LEGEND**
- ▲ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
 - S.M. SURVEY MARKER
 - I.B./I.P. IRON BOLT/IRON PIPE
 - ⊗ "X" CUT IN ROCK
 - WOODEN POST
 - ⊠ TRAVERSE HUB
 - X—X— WIRE FENCE
 - STONE WALL
 - FD FOUND
 - (C) CALCULATED
 - ⊙ C.P. CALCULATED POINT
 - ⊙ UTILITY POLE
 - R.P. ROCK PLUG
 - 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
 - OHWM ORDINARY HIGH WATER MARK

NOTE:
VALUES SHOWN - NOT ADJUSTED
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3°M.T.M., C.M.64°30'W AND WERE DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS TAKEN ON NOVA SCOTIA COORDINATE MONUMENT NOS. 16251 & 16255.

- PLAN REFERENCES:**
- PLAN OF SURVEY BY GLEN E. JEFFERSON, N.S.L.S. NO. 188, SHOWING PROPERTY OF DONALD F. HOLMES & LENA M. HOMES, PENTZ, LUNenburg COUNTY, NOVA SCOTIA, DATED NOVEMBER 21, 1973, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-625
 - PLAN OF SURVEY NO. G-116 BY ERROL B. HEBB AND ASSOCIATES, SHOWING PROPERTY OF NATALIA N. GRAHAM, PENTZ, LUNenburg COUNTY, NOVA SCOTIA, DATED AUGUST 2, 1979, FILED AT THE REGISTRY OF DEEDS UNDER NO. P-3006.
 - PLAN OF SURVEY NO. Q-70 BY HEBB TURNER HIMMELMAN LAND SURVEYORS LIMITED, SHOWING PROPERTY OF HIMMELMAN SUPPLY COMPANY LTD., UNDER CONVEYANCE TO OAKLAND SHIPPING LTD., PENTZ, LUNenburg COUNTY, NOVA SCOTIA, DATED MARCH 5, 1985, FILED AT THE REGISTRY OF DEEDS UNDER NO. 5608.
 - PLAN OF SUBDIVISION NO. U-3 BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT A, PROPERTY OF THE TRUSTEES OF THE UNITED CHURCH OF CANADA, PENTZ, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 7, 1988, FILED AT THE REGISTRY OF DEEDS UNDER NO. 7045.
 - PLAN OF SURVEY NO. C-3 BY WAYNE S. MAILMAN, N.S.L.S. NO. 509, SHOWING PROPERTY OF LILLIAN REGINA CORKUM, OLD SHORE ROAD, PENTZ, LUNenburg COUNTY, NOVA SCOTIA, DATED OCTOBER 12, 1988, FILED AT THE REGISTRY OF DEEDS UNDER NO. 7208
 - PLAN OF SUBDIVISION NO. P-181 BY HEBB TURNER HIMMELMAN LAND SURVEYORS, SHOWING PROPERTY OF DONALD R. PENTZ, PENTZ, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 19, 1992, FILED AT THE REGISTRY OF DEEDS UNDER NO. 9066.

NOTES:

- LOT NOS. 1A-D, 3 & 3-E ORIGINATE WITH THIS PLAN.

PLAN OF SURVEY

SHOWING LOT AB, PROPERTY OF DONALD PENTZ & LOUISE PENTZ &

PLAN OF SUBDIVISION

SHOWING PARCELS "D" & "E", PROPERTY OF DONALD PENTZ & LOUISE PENTZ; PARCEL "D", AS AN ADDITION TO LOT 1A, PROPERTY OF DONALD PENTZ & LOUISE PENTZ, TO CREATE RESULTING LOT 1A-D, AND; PARCEL "E" AS AN ADDITION TO LOT 3, PROPERTY OF JANE ELLEN STANNERS & KEVIN ALBERT WEST, TO CREATE RESULTING LOT 3-E; CIVIC NOS. 190 & 204 PENTZ ROAD, PENTZ, LUNenburg COUNTY, NOVA SCOTIA.

FIELD SURVEY CARRIED OUT DURING THE PERIOD OF MAY 4, 2015 THROUGH TO MAY 28, 2015

SCALE: 1"=30'

DATE OF PLAN: NOVEMBER 12, 2015

PLAN NO.: 17,143

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 there under.
Dated this 12th day of NOVEMBER, 2015
Peter A. A. Berrigan N.S.L.S. #629

OF NOVA SCOTIA
LAND SURVEYORS
THE ASSOCIATION

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

FOUNDED 1951
PETER A. A. BERRIGAN N.S.L.S.
629
MEMBER

Nº 50445

(PERTAINING TO LOT 3-E ONLY)

"NOTE: The only boundaries shown on this plan which have been surveyed are the boundaries of PARCEL "E". The common boundary between the existing areas of land identified by PARCEL "E" & LOT 3 which is shown by a heavy broken line is hereby certified as having been the common boundary.

The remaining boundaries of resulting LOT 3-E 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."