

STOPPING SIGHT DISTANCES

LOT NO.	SPEED ZONE	DISTANCE FROM LOT CORNER LEFT/RIGHT	LEFT		RIGHT		PASS OR FAIL	COMMENTS
			GRADE	DISTANCE	GRADE	DISTANCE		
10-B-X							PASS	EXISTING DRIVEWAY ENTRANCE
10-A-Y							PASS	

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOT(S) NO. 10-A-Y, 10-B-X

ENDORSED Donna Wynne Lohms
DEVELOPMENT OFFICER

DATE April 22, 2003

Lots 10-A-Y, 10-B-X (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.

The right-of-way width, alignment and drainage of the following rights-of-way are acceptable to the Municipality of Lunenburg under subdivision application L83139, however, lot purchasers should be aware that the road within the right-of-way has not been constructed to a standard suitable for being used as a public road, and that public services such as school bus, garbage collection or snow ploughing should not be expected along these roads:

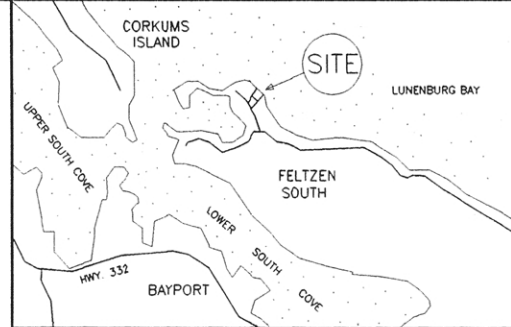
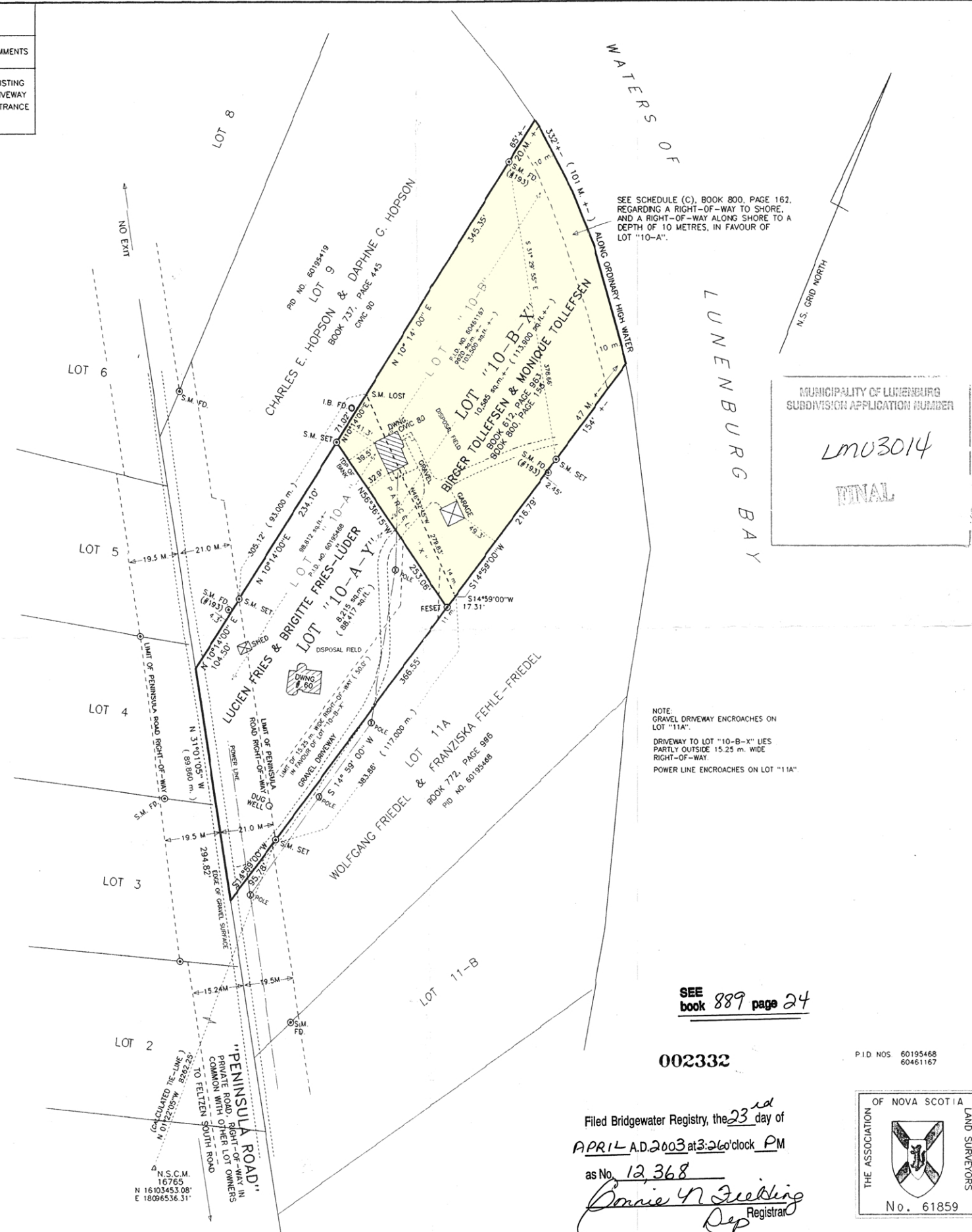
Peninsula Road

"Access to the public street 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 Feb 24, 2003, and available from the Department of Transportation and Public Works."

PUBLIC ROADS

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

Feltzen South Road
Auth. # 434



KEY PLAN
TOPOGRAPHIC MAP NO. 21 A 8 SCALE 1 / 50,000

BEARINGS SHOWN ON THIS PLAN:
N.S. GRID (03 DEGREE MODIFIED TRANSVERSE MERCATOR PROJECTION, CENTRAL MERIDIAN 64 DEGREES, 30 MINUTES WEST), AND WERE DERIVED FROM G.P.S. OBSERVATIONS ON N.S. CO-ORDINATE MONUMENT NO. 16765. 1979 ADJUSTMENT.

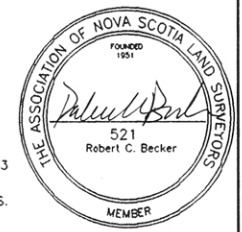
FIELD SURVEYS CARRIED OUT 30 DEC., 2002 - 6 FEBRUARY, 2003. VALUES SHOWN ARE UNADJUSTED. SCALE FACTOR NOT APPLIED.

- PLAN REFERENCES:
1. PLAN OF SUBDIVISION OF FELTZEN SOUTH ESTATES, DATED OCTOBER, 1983, REVISED TO 16TH. JULY, 1984, BY R.L. HUNT. REGISTRY NO. P-5390.
 2. PLAN OF SUBDIVISION OF LANDS OF BIRGER TOLLEFSEN AND LUCIEN FRIES, DATED 23RD. FEBRUARY, 1990, REVISED 11TH. JULY, 1990, BY R.L. HUNT. REGISTRY NO. 7990.

- LEGEND:
- S.M. SURVEY MARKER (IRON BAR WITH IDENTIFICATION CAP)
 - I.B. IRON BAR
 - W.P. WOOD POST
 - FD. FOUND
 - U.P. UTILITY POLE
 - R. RADIUS OF CURVE
 - A. ARC OF CURVE
 - P.C. POINT OF CURVATURE
 - R.P. ROCK POST
 - I.P. IRON PIPE
 - T.P. TRAVERSE POINT
 - N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
 - BOUNDARY DEALT WITH BY THIS PLAN
 - (C) CALCULATED
 - (M) MEASURED
 - (P) PLAN

SURVEYOR'S CERTIFICATE:
I, ROBERT C. BECKER, 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 7TH. DAY OF FEBRUARY, 2003

Robert C. Becker N.S.L.S.



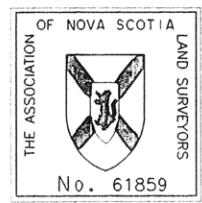
PLAN OF SUBDIVISION OF LANDS OF
LUCIEN FRIES & BRIGITTE FRIES-LÜDER AND
BIRGER TOLLEFSEN & MONIQUE TOLLEFSEN,
CIVIC NOS. 60 & 80,
PENINSULA ROAD,
AT FELTZEN SOUTH,
LUNENBURG COUNTY, NOVA SCOTIA.

APPLICATION:
DIVIDE PARCEL "X" FROM EXISTING LOT "10-A", LEAVING LOT "10-A-Y".
ADD PARCEL "X" TO EXISTING LOT "10-B" TO FORM LOT "10-B-X".

R.C. BECKER SURVEYING LTD.
Middle Lahave, R.R. 3, Bridgewater, N.S.

SCALE	1" = 100'	REVISIONS	BY	DATE
DATE	03-02-07			
DRN.	R.C.B.			
APVD.				
TITLE	TOLLEFSEN 030202P			

Filed Bridgewater Registry, the 23rd day of
APRIL A.D. 2003 at 3:26 o'clock PM
as No. 12,368
Donna Wynne Lohms
Registrar



SEE book 889 page 24

002332

P.I.D. NOS 60195468
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