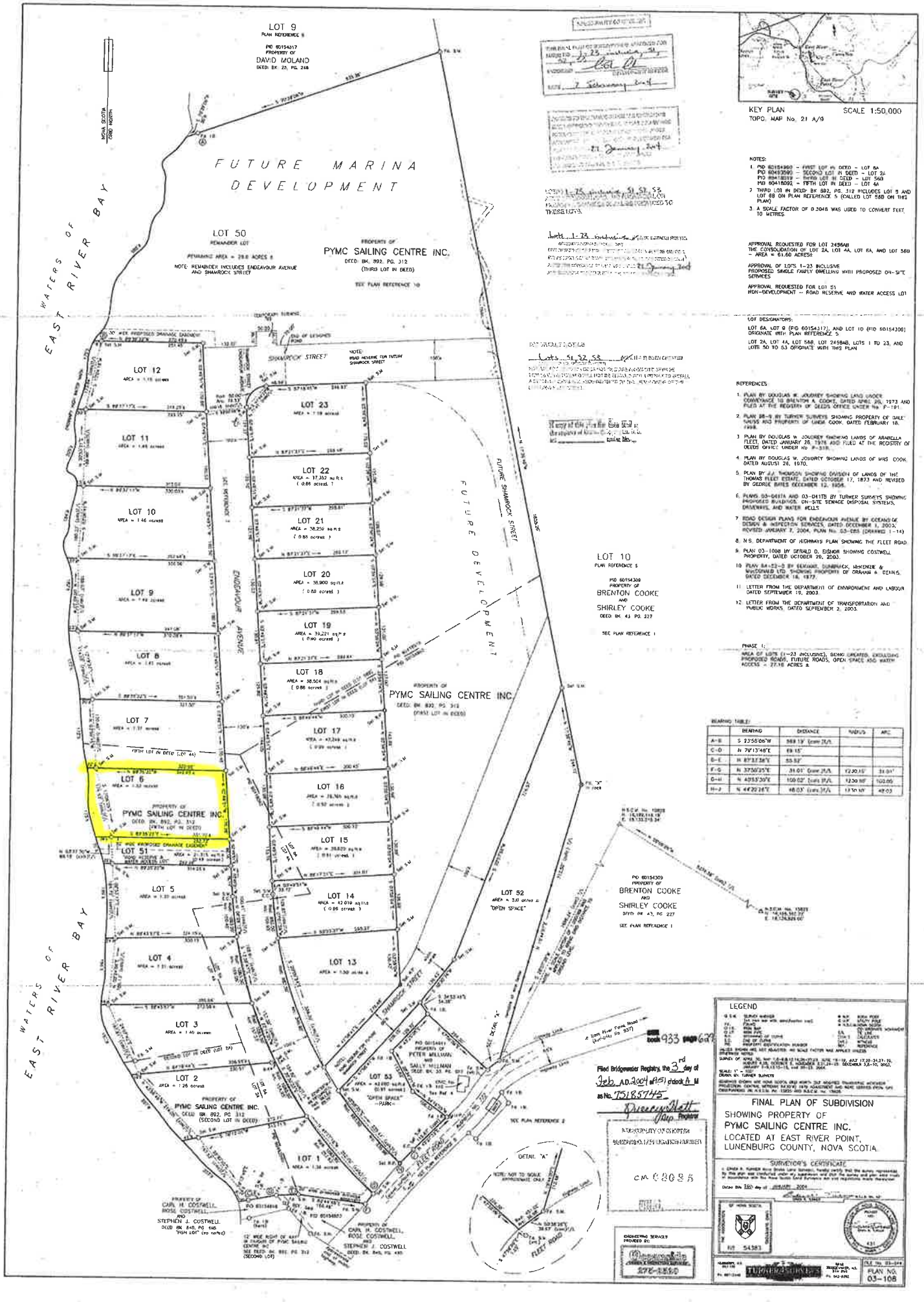
LOT 9
PLAN REFERENCE 6
PID 60154317
PROPERTY OF
DAVID MOLAND
DEED: BK. 25, PG. 248
FUTURE MARINA DEVELOPMENT
LOT 50
REMAINDER LOT
REMAINING AREA = 28.0 ACRES ±
NOTE: REMAINDER INCLUDES ENDEAVOUR AVENUE AND SHAMROCK STREET
PROPERTY OF
PYMC SAILING CENTRE INC.
DEED: BK. 892, PG. 312
(THIRD LOT IN DEED)
SEE PLAN REFERENCE 10
EAST RIVER BAY
WATERS OF
NOVA SCOTIA GRID NORTH
SHAMROCK STREET
NOTE:
ROAD RESERVE FOR FUTURE SHAMROCK STREET
END OF LENGTHS ROAD
ENDEAVOUR AVENUE
FUTURE DEVELOPMENT
FUTURE SHAMROCK STREET
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 51
LOT 52
"OPEN SPACE"
LOT 53
"OPEN SPACE"
PROPERTY OF
PYMC SAILING CENTRE INC.
DEED: BK. 892, PG. 312
(FIRST LOT IN DEED)
PROPERTY OF
PYMC SAILING CENTRE INC.
DEED: BK. 892, PG. 312
(SECOND LOT IN DEED)
PROPERTY OF
PYMC SAILING CENTRE INC.
DEED: BK. 892, PG. 312
(FIFTH LOT IN DEED (LOT 6A))
LOT 10
PLAN REFERENCE 5
PID 60154309
PROPERTY OF
BRENTON COOKE
AND
SHIRLEY COOKE
DEED: BK. 43 PG. 227
SEE PLAN REFERENCE 1
PID 60154309
PROPERTY OF
BRENTON COOKE
AND
SHIRLEY COOKE
DEED: BK. 43, PG. 227
SEE PLAN REFERENCE 1
PID 60154343
PROPERTY OF
PETER MILLMAN
AND
SALLY MILLMAN
DEED: BK. 33, PG. 501
PROPERTY OF
CARL H. COSTWELL
ROSE COSTWELL
AND
STEPHEN J. COSTWELL
DEED: BK. 840, PG. 165
"FISH LOT" (no name)
PROPERTY OF
CARL H. COSTWELL
ROSE COSTWELL
AND
STEPHEN J. COSTWELL
DEED: BK. 840, PG. 165
12' WIDE RIGHT OF WAY IN FAVOUR OF PYMC SAILING CENTRE INC.
SEE DEED: BK. 892, PG. 312
(SECOND LOT)
FLEET ROAD
DETAIL "A"
NOTE: NOT TO SCALE
APPROXIMATE ONLY
SEE PLAN REFERENCE 2
Lots 1-23 inclusive
Lots 51, 52, 53
Lot 01
7 February 2004
23 January 2004
KEY PLAN
SCALE 1:50,000
TOPO. MAP No. 21 A/9
NOTES:
1. PID 60154360 – FIRST LOT IN DEED – LOT 6A
PID 60493590 – SECOND LOT IN DEED – LOT 2A
PID 60493319 – THIRD LOT IN DEED – LOT 5&B
PID 60418092 – FIFTH LOT IN DEED – LOT 4A
2. THIRD LOT IN DEED: BK 892, PG. 312 INCLUDES LOT 9 AND LOT 8B ON PLAN REFERENCE 5 (CALLED LOT 5&B ON THIS PLAN)
3. A SCALE FACTOR OF 0.9948 WAS USED TO CONVERT FEET TO METRES
APPROVAL REQUESTED FOR LOT 2456AB THE CONSOLIDATION OF LOT 2A, LOT 4A, LOT 6A, AND LOT 5&B – AREA = 61.60 ACRES±
APPROVAL OF LOTS 1–23 INCLUSIVE PROPOSED SINGLE FAMILY DWELLING WITH PROPOSED ON-SITE SERVICES
APPROVAL REQUESTED FOR LOT 51 NON-DEVELOPMENT – ROAD RESERVE AND WATER ACCESS LOT
LOT DESIGNATORS:
LOT 6A, LOT 9 (PID 60154317), AND LOT 10 (PID 60154309) ORIGINATE WITH PLAN REFERENCE 5
LOT 2A, LOT 4A, LOT 5&B, LOT 2456AB, LOTS 1 TO 23, AND LOTS 50 TO 53 ORIGINATE WITH THIS PLAN
REFERENCES
1. PLAN BY DOUGLAS W. JOUDREY SHOWING LAND UNDER CONVEYANCE TO BRENTON A. COOKE, DATED APRIL 26, 1973 AND FILED AT THE REGISTRY OF DEEDS OFFICE UNDER No. P-191.
2. PLAN 88-9 BY TURNER SURVEYS SHOWING PROPERTY OF DALE DAVIS AND PROPERTY OF LINDA COOK, DATED FEBRUARY 18, 1988.
3. PLAN BY DOUGLAS W. JOUDREY SHOWING LANDS OF ARABELLA FLEET, DATED JANUARY 26, 1976 AND FILED AT THE REGISTRY OF DEEDS OFFICE UNDER No. P-318.
4. PLAN BY DOUGLAS W. JOUDREY SHOWING LANDS OF MRS. COOK DATED AUGUST 26, 1970.
5. PLAN BY A.J. THOMSON SHOWING DIVISION OF LANDS OF THE THOMAS FLEET ESTATE, DATED OCTOBER 17, 1873 AND REVISED BY GEORGE BATES DECEMBER 12, 1904.
6. PLANS 03-068TA AND 03-041TB BY TURNER SURVEYS SHOWING PROPOSED BUILDINGS, ON-SITE SEWAGE DISPOSAL SYSTEMS, DRIVEWAYS, AND WATER WELLS
7. ROAD DESIGN PLANS FOR ENDEAVOUR AVENUE BY OCEANSIDE DESIGN & INSPECTION SERVICES, DATED DECEMBER 1, 2003, REVISED JANUARY 7, 2004, PLAN No. 03-025 (DRAWING 1-14)
8. N.S. DEPARTMENT OF HIGHWAYS PLAN SHOWING THE FLEET ROAD
9. PLAN 03-108B BY GERALD D. EISNOR SHOWING COSTWELL PROPERTY, DATED OCTOBER 28, 2003.
10. PLAN 84-52-S BY EDWARD, DUNBRACK, MCKENZIE & MacDONALD LTD. SHOWING PROPERTY OF GRAHAM A. DENNIS, DATED DECEMBER 18, 1972
11. LETTER FROM THE DEPARTMENT OF ENVIRONMENT AND LABOUR DATED SEPTEMBER 19, 2003.
12. LETTER FROM THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS, DATED SEPTEMBER 2, 2003.
PHASE 1:
AREA OF LOTS (1–23 INCLUSIVE), BEING UPLAND, EXCLUDING PROPOSED ROADS, FUTURE ROADS, OPEN SPACE AND WATER ACCESS = 27.16 ACRES ±
BEARING TABLE:
	BEARING	DISTANCE	RADIUS	ARC
A–B	S 23°50'06"W	568.19' (conv.)f/s		
C–D	N 79°13'48"E	69.15'		
D–E	N 87°37'36"E	55.53'		
F–G	N 37°50'25"E	31.01' (conv.)f/s	1230.10'	31.01'
G–H	N 49°53'39"E	100.02' (calc.)f/s	1230.10'	100.05
H–J	N 44°20'26"E	48.03' (calc.)f/s	1230.10'	48.03
LEGEND
FINAL PLAN OF SUBDIVISION
SHOWING PROPERTY OF
PYMC SAILING CENTRE INC.
LOCATED AT EAST RIVER POINT,
LUNENBURG COUNTY, NOVA SCOTIA
SURVEYOR'S CERTIFICATE
Dated this 26th day of January, 2004
NS 5438
PLAN No. 03-108
Filed Bridgewater Registry, the 3rd day of Feb. A.D. 2004 at 9:51 o'clock A.M. as No. 75185745
Book 933 page 647
COMMUNITY OF INTEREST
CM 02085
ENGINEERING SERVICES PROVIDED BY:
Oceanside Design & Inspection Services Ltd.
576-5550
TURNER SURVEYS