

**Municipality**  
**County of Richmond**  
**OFFICE OF SUBDIVISION IS**  
**LOT(S) 43-57**

*Wanda Ryan*

Wanda Ryan, Development Officer  
 E: MAY 19, 2021

Highway are owned and maintained by the on and Active Transit comments not section previously approved.  
 L.I.C. WORKS, MUN. OF THE CO. non review the private road meets Private Roads Right-of-Ways.  
 #040, 75223057, 75223065, 75223073, 75223107, 75223115, 75223123, 5223156, 75223164, 75223172

USED THAT THE PRIVATE MN ON THIS PLAN OF NOT ENTITLED TO ANY MUNICIPAL SERVICING. IT IS ENTITLED TO ANY PAVING, SNOWPLOWING, COLLECTION, BUSSING ETC.

#	Distance	Course	Bearing	Distance
1	26.185m	L15	N68°36'24"E	67.212m
2	72.843m	L16	N68°36'24"E	76.000m
3	62.544m	L17	N68°36'24"E	82.329m
4	6.862m	L18	N68°36'24"E	5.510m
5	50.953m	L19	N68°36'24"E	88.398m
6	86.312m	L20	N68°36'24"E	76.000m
7	130.054m	L21	N68°36'24"E	76.000m
8	114.499m	L22	N68°36'24"E	59.677m
9	10.000m	L23	N03°47'47"W	26.185m
10	84.969m	L24	N40°05'15"W	59.331m
11	7.786m			
12	5.782m			
13	7.821m			

- PLAN REFERENCES**
- (1) PLAN OF SUBDIVISION OF LOTS 1 TO 27, LANDS DEEDED TO CAPE BRETON REAL SOLUTIONS INC., PREPARED BY M. BERGAN LAND SURVEYING (NLS #884), DATED JUNE 5th 2019. (PLAN No. 18-063-01), LRO PLAN No. 114739488.
  - (2) PLAN OF SURVEY SHOWING LANDS OF JOHN MORGAN, PREPARED BY DJ MACCACHERNI AND ASSOCIATES LIMITED (NLS #912), DATED NOVEMBER 8th 1999. (PLAN No. J-072-99) LRO PLAN No. 2260.
  - (3) PLAN SHOWING SUBDIVISION OF LANDS DEEDED TO ELLA GRANT ANDREASSEN et al., PREPARED BY BRIAN A. ANDERSON AND ASSOCIATES LIMITED (NLS #385), DATED FEBRUARY 14th 1995. (PLAN No. 85007), LRO PLAN No. 1925.
  - (4) PLAN AND FIELD NOTES OF SURVEY OF LANDS OF MRS. ELLA GRANT ANDREASSEN, PREPARED BY BRIAN A. ANDERSON AND ASSOCIATES LIMITED (NLS #385), DATED FEBRUARY 12th 1980. (JOB No. 709), LRO PLAN No. #531.
  - (5) D.M.R.'S PLAN OF SURVEY OF LANDS RECOVERED TO THE CROWN UNDER DOCUMENTS 979, 1065, 1080, 1068, 1064, and 2016, SIGNED BY AB CAMERON (NLS #468), DATED JULY 10th 1979. (FIELD PLOT P-075/83).
  - (6) PLAN OF SUBDIVISION OF LANDS DEEDED TO CAPE BRETON REAL SOLUTIONS LIMITED, TO CREATE LOTS 28 THROUGH 42, PR 2020-87, AND REMAINDER LOT 43-57, PREPARED BY BRIAN A. ANDERSON AND ASSOCIATES LIMITED, DATED APRIL 1st 2021. (PLAN No. 2020-87), LRO PLAN #118513044.

**Curve Dimensions**

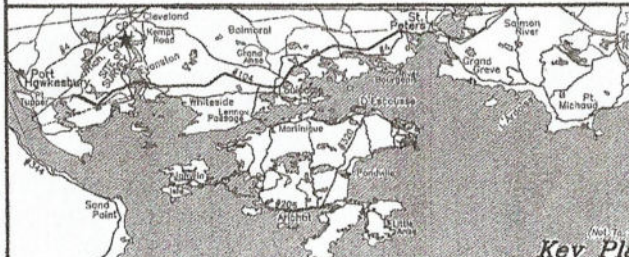
Curve	Radius	Length	Chord	Chord Bear.
C4	110.000m	72.023m	70.744m	S40°55'04"W
C5	110.000m	49.833m	49.408m	S09°10'55"W
C6	90.000m	43.469m	43.048m	S10°02'25"W
C7	90.000m	70.261m	68.491m	S46°14'30"W
C8	20.000m	52.360m	38.637m	N50°23'13"W
C9	20.000m	25.031m	23.429m	S18°45'33"W
C10	20.000m	27.329m	25.252m	S56°14'27"E
C11	92.428m	134.877m	123.224m	N69°35'18"W
C12	20.000m	31.571m	28.394m	N07°21'25"W
C13	20.000m	19.575m	18.803m	N80°37'07"W
C14	20.000m	18.695m	18.022m	S44°33'48"W
C15	20.000m	34.759m	30.546m	S32°00'12"E
C16	112.428m	49.359m	48.963m	S40°21'37"E
C17	112.428m	23.088m	23.028m	S58°48'56"E
C18	112.428m	39.915m	39.706m	S74°51'52"E
C19	112.428m	42.554m	42.300m	N84°07'18"E
C20	112.428m	9.167m	9.165m	N70°56'32"E
C21	110.000m	16.383m	16.368m	N84°20'24"E
C22	110.000m	39.480m	39.249m	N49°47'47"E
C23	110.000m	49.056m	48.649m	N26°44'38"E
C24	110.000m	34.105m	33.968m	N05°05'10"E
C25	90.000m	104.107m	98.399m	N29°20'31"E
C26	303.796m	17.628m	17.626m	N23°57'52"W
C27	303.799m	43.217m	43.181m	N29°42'52"W
C28	379.941m	55.875m	55.825m	N75°59'57"W
C29	439.941m	12.178m	12.178m	N42°59'31"W
C30	439.941m	85.622m	85.487m	N49°22'32"W

**LEGEND**

- NOVA SCOTIA COORDINATE REFERENCING SYSTEM MONUMENT
- SURVEY MARKER
- IRON BAR
- PLACED
- FOUND
- UNMONUMENTED POINT
- LAND DEALT WITH BY THIS SURVEY
- OTHER LANDS
- FENCE
- ROCKWALL
- CENTERLINE
- POWER LINE
- BEGINNING OF CURVE
- END OF CURVE
- POINT OF COMPOUND CURVATURE
- CALCULATED
- UTILITY POLE AND GUIDE WIRE
- PROPERTY IDENTIFIER NUMBER
- NOT TO SCALE

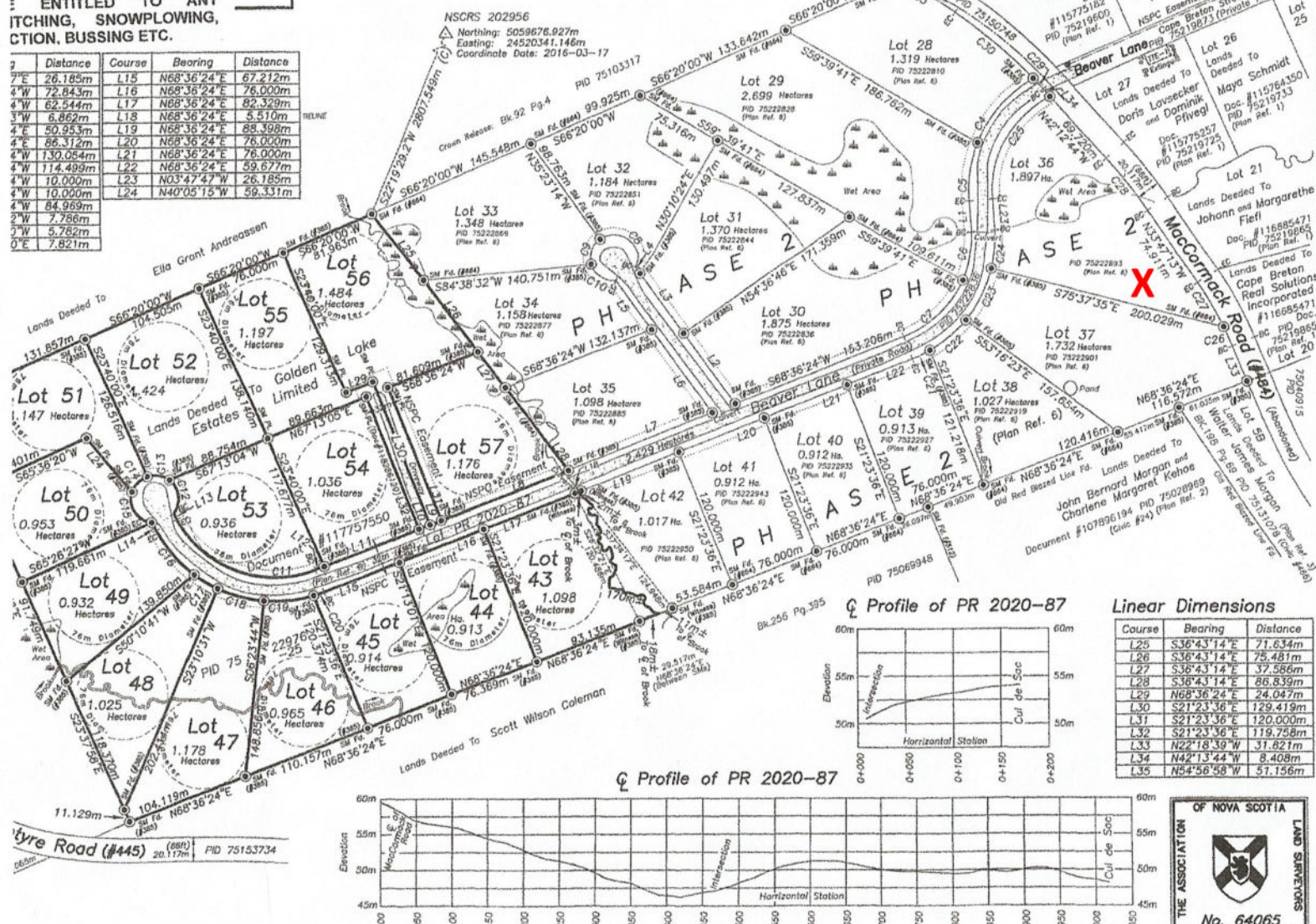
**NOTES**

THIS SURVEY WAS EXECUTED DURING THE PERIOD OF JANUARY 12th THROUGH MARCH 8th 2021. SCALE FACTOR 0.999904  
 ALL BEARINGS ARE GRID AND DERIVED FROM GNSS OBSERVATIONS REFERENCED TO THE NOVA SCOTIA CO-ORDINATE REFERENCING SYSTEM MONUMENT 202956, BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CANADIAN SPATIAL REFERENCE SYSTEM (CSRS) 2010.0, PROJECTED IN THE 3° NOVA SCOTIA MODIFIED TRANSVERSE MERCATOR OF ZONE 4 (3NS-MTM-24), CENTRAL MERIDIAN AT 61° 30' WEST LONGITUDE.  
 ALL BEARINGS AND DISTANCES SHOWN ARE GRID VALUES DETERMINED FROM GPS MEASUREMENTS.

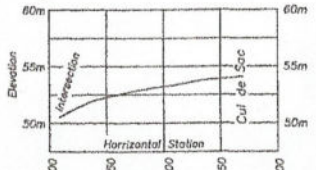


**Plan of Subdivision Of Lot 43-57 (Beaver Lodge Estates)**  
**On Lands Deeded To Golden Lake Estates Limited**  
**Beaver Lane (off) Lower River Road (#497)**  
**Grantville Richmond County, NS**  
**To Create Lots 43 Through 57 (Phase 3)**

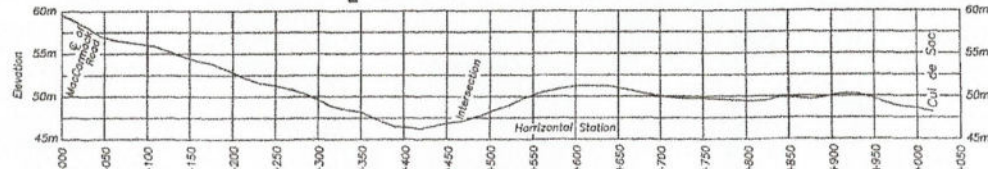
Graphic Scale: Metric 1:3000



Profile of PR 2020-87



Profile of PR 2020-87



Linear Dimensions

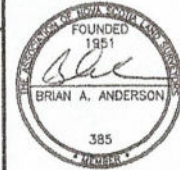
Course	Bearing	Distance
L25	S36°43'14"E	71.634m
L26	S36°43'14"E	75.481m
L27	S36°43'14"E	37.586m
L28	S38°43'14"E	68.839m
L29	N68°36'24"E	24.047m
L30	S21°23'36"E	129.419m
L31	S21°23'36"E	120.000m
L32	S21°23'36"E	119.758m
L33	N22°18'39"W	31.821m
L34	N42°13'44"W	8.408m
L35	N54°56'58"W	51.156m

PLAN No. 2020-87.2

DRAFTED BY: Janet Meisner

**SURVEYORS CERTIFICATE**

I, BRIAN A. ANDERSON, 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 SURVEYORS ACT AND REGULATIONS AND STANDARDS MADE THEREUNDER. DATED THIS 6th DAY OF MAY, 2021.



REVISIONS:

**BRIAN A. ANDERSON & ASSOCIATES LIMITED**  
**NOVA SCOTIA LAND SURVEYORS**  
**PORT HAWKESBURY**

