



- NOTES**
- This field survey was carried out during the period of SEPT 1st to SEPT 28th 1994
  - All bearings and distances are unadjusted
  - All bearings are grid 3°M.T.M. CM 64930' West Longitude Taken from plan D-168 by R.L. Hunt N.S.L.S.

- LEGEND**
- Lands dealt with by this plan
  - Common boundary line as per provincial subdivision regulations
  - - - - - Adjoining boundary line
  - ⊙ SM (Survey Marker) Iron bar with aluminum cap
  - ⊙ I.B. Iron bar
  - ⊙ I.P. Iron Pipe
  - ⊙ Point of traverse
  - ⊙ P.E.S. Past and Stones
  - ⊙ N.S.C.M. Nova Scotia Coordinate Monument
  - (fd) Found
  - (pl) Placed
  - G.M.H.W. Ordinary mean high water
  - (CAL.) Calculated

nova scotia power

PO Box 910  
Halifax, Nova Scotia  
B3A 0G6  
1993 01 14

N. Melanson Contractors Limited  
Lower Concession  
Digby County, Nova Scotia

Dear Sirs:  
Re: Sissiboo River Flowage Lands

In response to the recent inquiry by Mr. R. Alain Boveau, Q.C. regarding the Campbell lands at Sissiboo Falls, The Nova Scotia Power Commission expropriated a 57.3 acre strip of the property along the western shoreline of the Sissiboo River, to a grade elevation of 218 feet.

Under normal operating conditions water level is approximately 3 to 4 feet lower and during maintenance may be reduced quite drastically for periods of time. The Company cannot guarantee water levels, however, so you should be aware that fluctuations does occur. We do not accept any liability due to water level fluctuations.

With regards to access and egress to the Sissiboo River, Nova Scotia Power has no objections to you or your successors in title, crossing company lands in order to gain access to the water.

We also understand that you or your successors in title may make application to the Department of Environment and/or Department of Natural Resources for the construction of small wharves extending into the Sissiboo River. We have no objections to this, however, we do not assume or accept any liability for any damages or for any injuries that may occur as a result of your using the lands and we do not assume any liability arising from the operation of our hydro facilities.

Yours very truly,  
R.W. Miller, P.Eng.  
Manager, Lands & Rights Department

**"FINAL" PLAN OF SUBDIVISION  
OF LANDS OF  
DR. JOHANNES SCHNEIDER  
DR. ANDREAS OBERHOFFER  
DR. BURGHARD SEYR  
ARNO SCHMIDHAMMER**

SISSIBOO FALLS, DIGBY COUNTY, NOVA SCOTIA  
SCALE 1:1500  
DRAWN OCT. 4th / 1994

Surveyor's Certificate  
I, ROBERT S. HUNT, 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 the regulations made thereunder.

Dated this 4th day of OCTOBER 1994  
R.S. Hunt, N.S.L.S.

PLAN # 2283  
DATE REGISTERED FILED Nov 18, 1994

PLAN No. D-180

**PLEASE BE ADVISED THAT THE PHYSICAL LOCATION OF THE LOT AND THE ADJOINING PROPERTIES DOES NOT CHANGEL. LOT 11 IS APPROXIMATELY APPROVED BY THE DEPARTMENT OF HEALTH FOR THE INSTALLATION OF AN ON-SITE SEWAGE DISPOSAL SYSTEM FOR RESIDENTS ONLY.**

REFER TO THE CONDITIONS STATED ON REFERRED TO BELOW  
PLANS 7-A, 7-B, 8-A, 8-B, 9-A, 9-B, 10-A, 10-B

PROVINCIAL SUBDIVISION FILE NO. F-24-10-01

DEPARTMENT OF MUNICIPAL AFFAIRS  
THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOT 11 (12.91 AC.)  
ENFORCED NOV 16, 1994

The following roads are private roads and are not owned by the Department of Transportation and are not entitled to any provincial services including electric, heating, snow plowing, gravelling, and school buses.

PRIVATE ROAD FROM SISSIBOO FALLS ROAD (PUBLIC) THROUGH THE LOTS BEING ASKED FOR APPROVAL

Pursuant to Section 99(3) and (4) of the Planning Act, the Province shall not expend any money on a street or road that is not owned and maintained by the Province which is shown on a plan of subdivision approved on or after the first day of August, 1987 and those streets or roads shall not become public until they are constructed in accordance with modifications issued from time to time by the Department of Transportation.

Head Office  
Central Zone  
Eastern Zone  
Halifax Zone  
Western Zone