

HALIFAX REGIONAL MUNICIPALITY
THIS FINAL PLAN OF SUBDIVISION
IS APPROVED FOR

Parcel X as addition to Lot 7-A-1 forming Lot 7-A-1X

DATE: APR 07 2009

Rosemary MacNeil
endorsed by Development Officer
Rosemary MacNeil

WATERCOURSE ALTERATION & PROVINCIAL PERMITS

In the interest of water quality preservation, it is advised that there is a legal requirement under the NS Environment Act and the Activities Designation Regulations to obtain approval from the Dept. of Environment and Labour prior to commencing any work in or around the immediate vicinity of any watercourse, including the bed and shore of every river, stream, lake, creek, pond, spring, lagoon, swamp, marsh, wetland, ravine, gulch or other natural body of water, whether it contains water or not.

HRM WATERCOURSE BUFFERS & DEVELOPMENT

HRM by-laws contain requirements for watercourse buffers relative to adjacent development. Buffers vary in width from a minimum of 20 metres increasing to a maximum of 60 metres, depending on slopes. Activity within buffers is limited and may affect the development of the lots shown on this plan. For specific information concerning watercourse buffer requirements, please contact HRM before applying for construction permits.

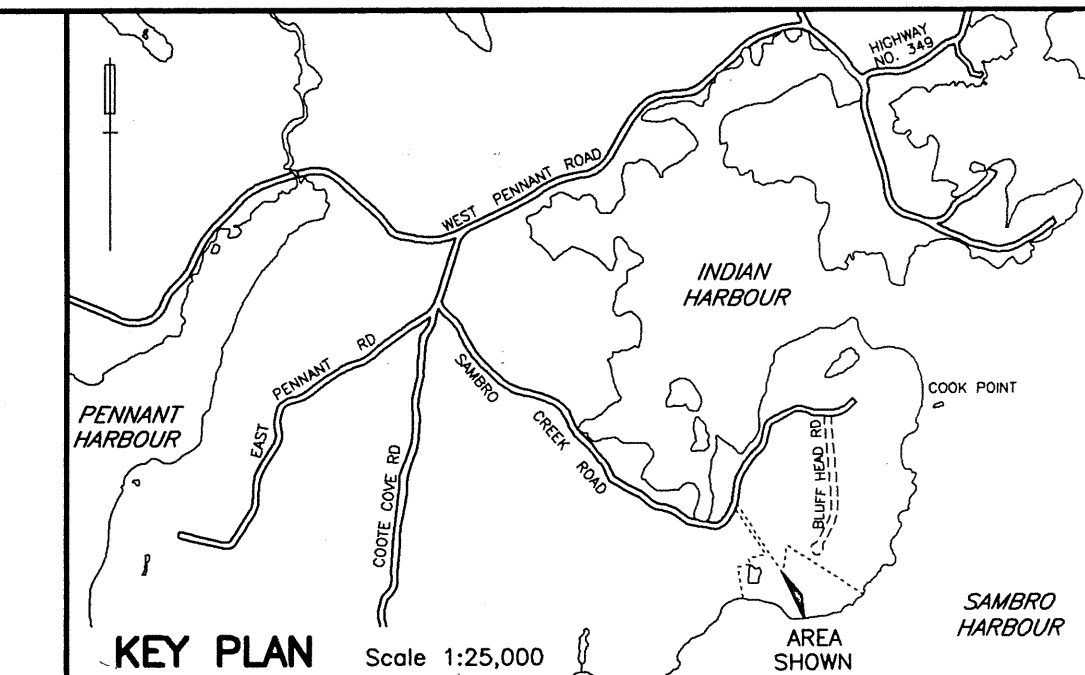
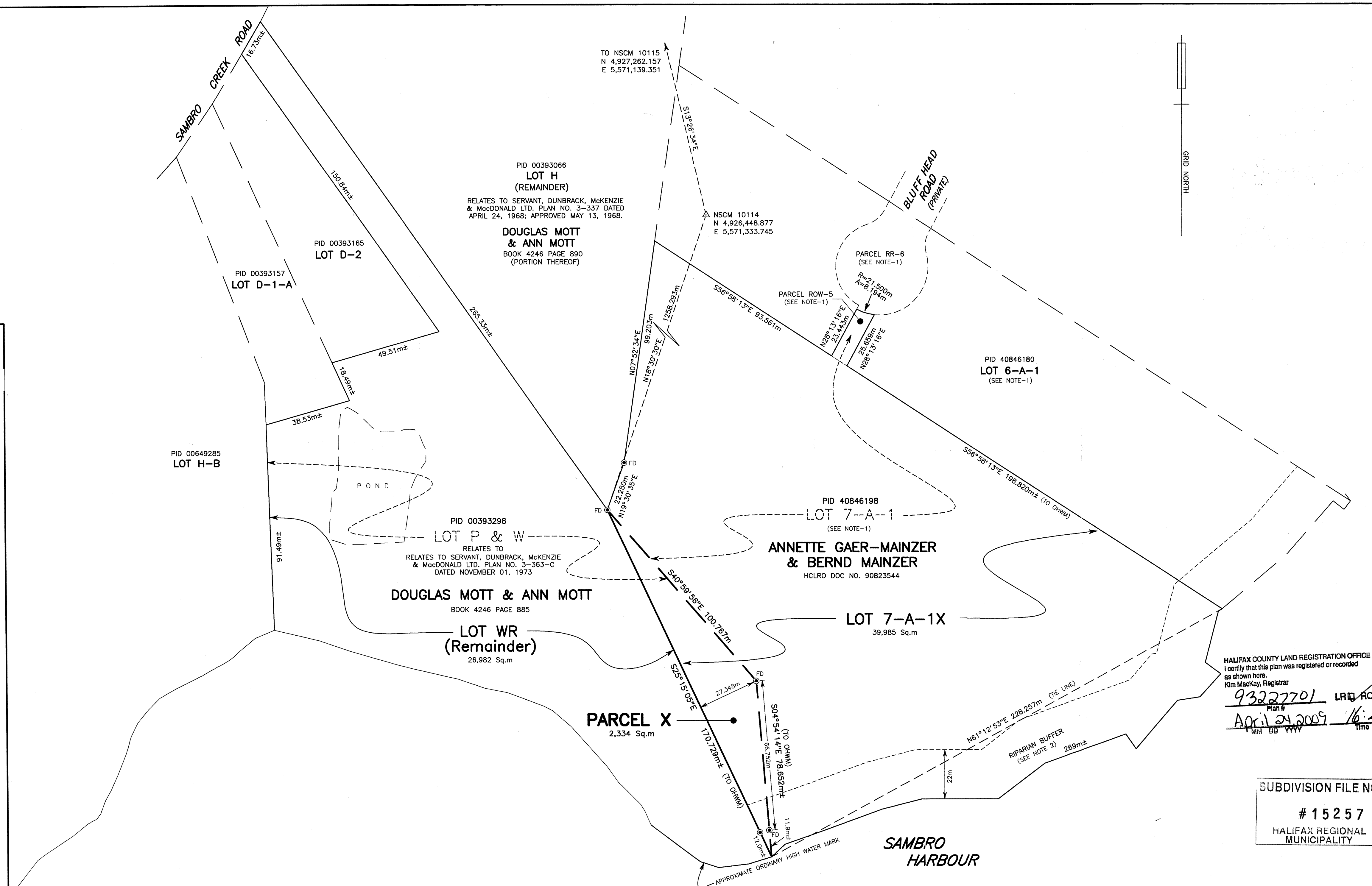
Sewage Disposal

These lots have been given subdivision approval, however, the design of the septic system and its placement must be done by a private consultant (Qualified Person) and submitted to the Dept. of the Environment for review prior to lot development.

PRIVATE ROADS

THE FOLLOWING ROADS ARE NOT OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION NOR HALIFAX REGIONAL MUNICIPALITY AND THESE ROADS ARE NOT ENTITLED TO ANY PROVINCIAL OR MUNICIPAL SERVICE OR MAINTENANCE INCLUDING GRADING, DITCHING, SNOW PLOWING, GRAVELLING, SCHOOL BUSING AND GARBAGE COLLECTION:

Bluff Head Road



LEGEND

△ NSCM	Perimeter of lands dealt with by this survey
●	Nova Scotia Coordinate Monument
⊙	Survey Marker Set (Iron bar with cap)
FD	Found
PID	Parcel Identification Number
HCLRO	Halifax County Land Registration Office

Bearings are derived by GPS observations from Coordinate Monuments No. 10114 and 10115 (1979 values) of the Nova Scotia Coordinate Survey System and are referred to Central Meridian 64°30' West.

Field surveys have been adjusted by "Compass Rule" but no scale factor has been applied.

Field surveys were carried out during the period October 30, 2008 to November 3, 2008.

NOTES

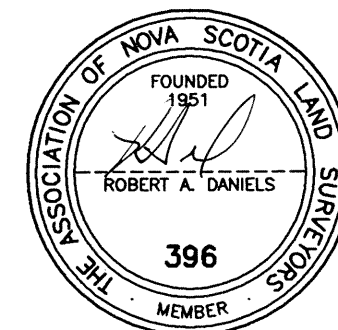
1. Relates to HCLRO Plan No. 90347940 dated February 12, 2008; Approved April 1, 2008.
2. The Riparian Buffer relates to Halifax Regional Municipality Land Use by-law. Disturbance of soil and vegetation within this buffer is restricted. The buffer is a minimum of 20 metres from the ordinary high water mark of Sambro Harbour where the average slope does not exceed 20 percent and increases by 1 metre for each 2 percent increase in slope. Riparian Buffer determination has been calculated from contour mapping.

NOTE: With respect to Lot 7-A-1X
The only boundaries shown on this plan which have been surveyed are the boundaries of Parcel X. The common boundary between existing Lot 7-A-1 and Parcel X which is shown by a heavy broken line is hereby certified as having been the common boundary.
The remaining boundaries of resulting Lot 7-A-1X and Lot WR 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.

SURVEYOR'S CERTIFICATE

I, **ROBERT A. DANIELS**, 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 9th day of JANUARY, 2009
R. A. Daniels N.S.L.S.



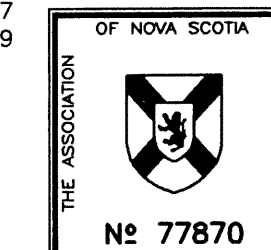
PLAN OF SURVEY OF
PARCEL X
SUBDIVISION OF LANDS CONVEYED TO
DOUGLAS MOTT & ANN MOTT
SAMBRO CREEK ROAD
SAMBRO CREEK, HALIFAX COUNTY, NOVA SCOTIA



Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS

36 OLAND CRESCENT
BAYERS LAKE BUSINESS PARK
HALIFAX, NS B3S 1C6
PHONE: (902)455-1537
FAX: (902)455-8479
WEB: www.sdmm.ca

JANUARY 9, 2009
SCALE 1:1000 (METRIC)
FILE NO. 1-10-9 (26698)
PLAN NO. 13-1976-0



HALIFAX COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here.
Kim MacKay, Registrar

93227701 LRP RODC
Plan #
April 24, 2009 16:22
Time

SUBDIVISION FILE NO.
15257
HALIFAX REGIONAL MUNICIPALITY

Jacquelyn Haley
Deputy Registrar of Deeds

" CLASS A: PROVIDED THAT THE PHYSICAL CONDITION OF THE SITE DOES NOT CHANGE, LOT(S) # 44 [S] [ARE] APPROVED BY THE DEPARTMENT OF HEALTH FOR THE INSTALLATION OF AN ON-SITE SEWAGE DISPOSAL SYSTEM FOR Single Family " _____

PUBLIC STREETS OR HIGHWAYS

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

Sambro Creek Road

IMPORTANT NOTICE

THE MUNICIPALITY OF THE COUNTY OF HALIFAX
OFFERS NO GUARANTEE THAT BUILDING OR DEV-
ELOPMENT PERMITS WILL BE ISSUED ON ANY OR
ALL LOTS APPROVED ON THIS ENDORSED SUB-
DIVISION PLAN.

MUNICIPALITY OF THE COUNTY HALIFAX
THIS FINAL PLAN OF SUBDIVISION IS APPROVED
FOR LOT/6 H-A —————

DATE: 7 AUG 21 1985

Robert E. Gough
(endorsed by Development Office)

GOVERNMENT OF CANADA
DEPARTMENT OF
TRANSPORT
BOOK 3093 PAGE 294

ALLEN R. O'BRIEN

BOOK 2803 PAGE 770

KEY PLAN 1 : 50,000

LEGEND

S.M.F. ○ SURVEY MONUMENT FOUND
S.M.P. ○ SURVEY MONUMENT PLACED
I.B.F. ○ IRON BAR FOUND
P.S. □ POST & STONES FOUND

REFERENCES

1. Plan of LOTS 'H & W' in a resubdivision of property owned by Marjorie F Hill & Stella Weil as prepared by Walter E Servant dated July 20, 1967.
2. Plan of subdivision of property owned by Evelyn Longard showing LOT 'K' to be acquired by H.M.Q. CANADA (D.O.T.) dated Jan. 19, 1977 and signed by G.F. MacDougall.

I, Walter E. Jackson, 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 4 day of JULY 19 85

Walter E. Jackson... N.S.L.S. #447

PLAN SHOWING
SUBDIVISION OF LANDS OF
MARJORIE F HILL
SAMBRO CREEK ROAD, SAMBRO CREEK
HALIFAX COUNTY, NOVA SCOTIA

SURVEY EXECUTED BETWEEN DEC. 15, 1984 -
APR. 13, 1985.

SCALE : 1" = 100'

22165

16X