

HALIFAX COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded
as shown here.
Kim MacKay, Registrar
103277530 LRO RODD
Plan # JUN 20 2013 13:24
MM DD YYYY Time

HALIFAX REGIONAL MUNICIPALITY
THIS FINAL PLAN OF SUBDIVISION
IS APPROVED FOR
LOT(S) 1261A + 1261B

DATE: June 17, 2013

endorsed by Development Officer
TREVOR CREASER

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.

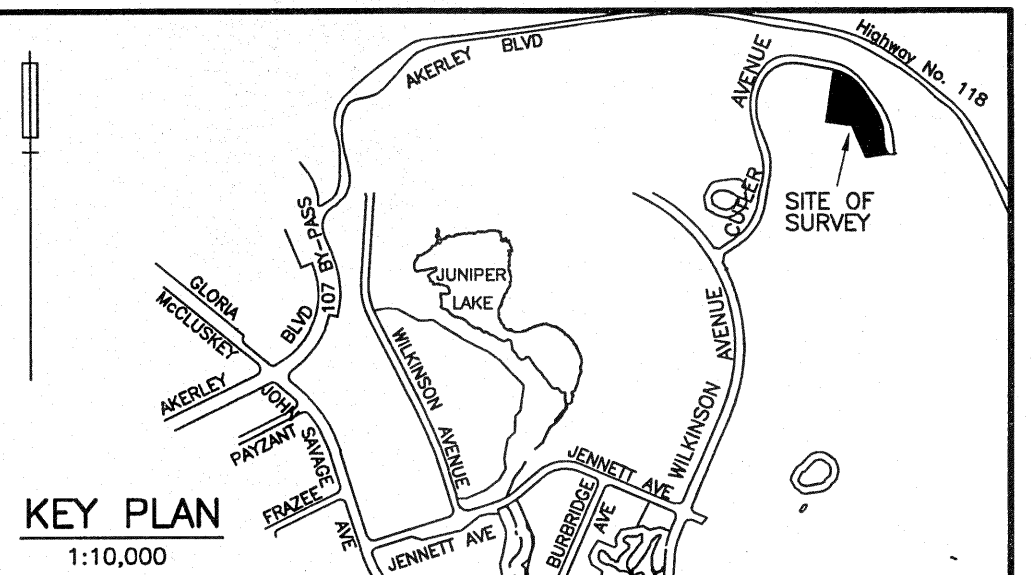
HRM WATERCOURSE BUFFERS & DEVELOPMENT
HRM by-laws contain requirements for watercourse buffers relative to adjacent development. Buffers vary in width from a minimum of 20 metres increasing to a maximum of 60 metres, depending on slopes. Activity within buffers is limited and may affect the development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

NOTICE
AN EASEMENT IN FAVOUR OF NOVA SCOTIA POWER INC. RUNS OVER CERTAIN LOTS APPROVED BY THIS PLAN. THE TERMS OF THIS EASEMENT STRICTLY PROHIBIT THE PLACEMENT OF BUILDINGS OR OTHER OBSTRUCTIONS WITHIN ITS LIMITS.

CENTRAL SERVICES
LOT(S) 1261A + 1261B
ARE CAPABLE OF BEING SERVICED
WITH MUNICIPAL WATER AND SEWER.

SERVICE LATERALS FROM THE MAINS
TO THE BUILDING SHALL BE THE
RESPONSIBILITY OF THE OWNER

PUBLIC STREETS
THE FOLLOWING STREETS ARE OWNED AND
MAINTAINED BY HALIFAX REGIONAL
MUNICIPALITY:
Cutler Avenue



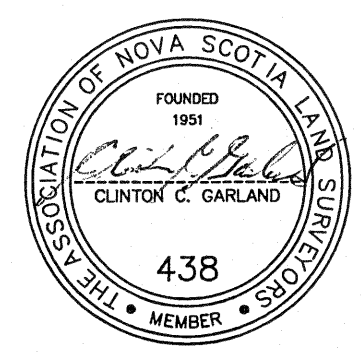
LEGEND

○	SURVEYED BOUNDARY
△ N.S.C.M.	SURVEY MARKER
● RP	NOVA SCOTIA COORDINATE MONUMENT
Fd	ROCK POST NO CAP
R, A, I	FOUND
PC, PCC	RADIUS, ARC DISTANCE, CENTRAL ANGLE
T/L	POINT OF (COMPOUND) CURVATURE
ROD	TIELINE
LRO	REGISTRY OF DEEDS
HRM	LAND REGISTRATION OFFICE
[TC]	HALIFAX REGIONAL MUNICIPALITY
PID	THOMPSON CONN LIMITED
m²	PARCEL IDENTIFICATION NUMBER
○MH	SQUARE METRES
	MANHOLE

BEARINGS ARE BASED ON ZONE 5, CENTRAL MERIDIAN 64° 30' WEST, OF THE NOVA SCOTIA 3° MODIFIED TRANSVERSE MERCATOR PROJECTION OF ATS77 GEODETIC DATUM AND WERE DERIVED FROM DIFFERENTIAL GPS OBSERVATIONS REFERENCED TO N.S.C.M. NO. 5624 USING PUBLISHED 1979 ADJUSTMENT COORDINATE VALUES.
THE FIELD TRAVERSE WAS UNADJUSTED AND SCALE FACTOR HAS NOT BEEN APPLIED TO FIELD MEASUREMENTS.
FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD APRIL 5 TO APRIL 15, 2013.

NOTES

1. IDENTIFIERS: LOTS 1261A AND 1261B ORIGINATE WITH THIS PLAN.
2. APPROVAL: LOTS 1261A AND 1261B
3. 6.0 METRE WIDE UTILITY SERVICE EASEMENT FOR UTILITY POLES, GUY WIRES AND CLEARING RIGHTS IN FAVOUR OF NOVA SCOTIA POWER INCORPORATED AND ALIANT TELECOM INC.
4. SEE PLAN OF SURVEY OF LOTS 1255A & 1255B, BY HRM, DATED APRIL 4, 2013, HRM PLAN NO. 13013001.



SURVEYOR'S CERTIFICATE
I, CLINTON C. GARLAND, 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 15th DAY OF APRIL, 2013 A.D. 2013
N.S.L.S.

HALIFAX REGIONAL MUNICIPALITY
TRANSPORTATION AND PUBLIC WORKS
DESIGN & CONSTRUCTION SERVICES

PLAN OF SURVEY OF
LOTS 1261A & 1261B
SUBDIVISION OF LOT 1261, LANDS OF
HALIFAX REGIONAL MUNICIPALITY
PHASES 12-2 & 12-3, BURNSIDE BUSINESS PARK
CUTLER AVENUE
DARTMOUTH HALIFAX COUNTY NOVA SCOTIA

Date APR. 15, 2013	Scale 1:1,000	Drawn CCG	Plan No.
Checked JA	MD	Job No. SU13023	13014701