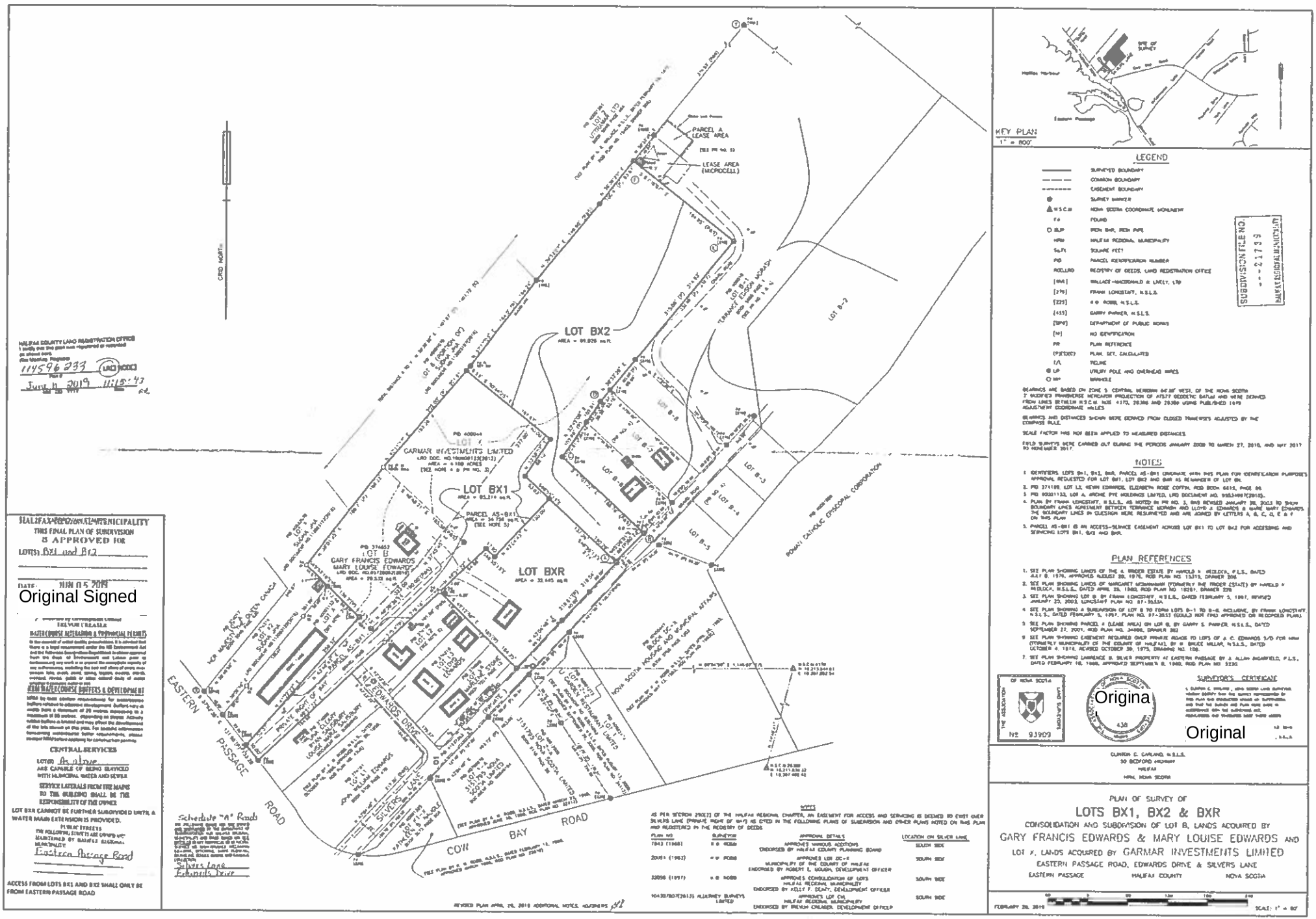
LOT BX2
LOT BX1
LOT BXR
PARCEL A LEASE AREA
LEASE AREA (MICROCELL)
PARCEL AS-BX1
LOT B
GARY FRANCIS EDWARDS
MARY LOUISE EDWARDS
CARMAR INVESTMENTS LIMITED
EASTERN PASSAGE ROAD
EDWARDS DRIVE
SILVERS LANE
BAY ROAD
ROMAN CATHOLIC EPISCOPAL CORPORATION
NOVA SCOTIA POWER INC.
KEY PLAN
1" = 800'
LEGEND
SURVEYED BOUNDARY
COMMON BOUNDARY
EASEMENT BOUNDARY
SURVEY MARKER
NOVA SCOTIA COORDINATE MONUMENT
FOUND
IRON BAR, IRON PIPE
HALIFAX REGIONAL MUNICIPALITY
SQUARE FEET
PARCEL IDENTIFICATION NUMBER
REGISTRY OF DEEDS, LAND REGISTRATION OFFICE
WALLACE MACDONALD & LAWLEY, LTD
FRANK LONGSTAFF, N.S.L.S.
K.D. ROBB, N.S.L.S.
GARRY PARKER, N.S.L.S.
DEPARTMENT OF PUBLIC WORKS
NO IDENTIFICATION
PLAN REFERENCE
PLAN SET, CALCULATED
T/A
TOLINE
UTILITY POLE AND OVERHEAD WIRES
MANHOLE
SUBDIVISION FILE NO. - - - 21793
HALIFAX REGIONAL MUNICIPALITY
BEARINGS ARE BASED ON ZONE 5 CENTRAL MERIDIAN 63°00' WEST, OF THE NOVA SCOTIA 7° MODIFIED PROVIDENCE MERCATOR PROJECTION OF NAD27 GEODETIC DATUM AND WERE DERIVED FROM LINES BETWEEN M.S.C.S. NOS. 4170, 20386 AND 20389 USING PUBLISHED 1979 ADJUSTMENT COORDINATE VALUES
BEARINGS AND DISTANCES SHOWN WERE DERIVED FROM CLOSED TRAVERSES ADJUSTED BY THE COMPASS RULE.
SCALE FACTOR HAS NOT BEEN APPLIED TO MEASURED DISTANCES.
FIELD SURVEYS WERE CARRIED OUT DURING THE PERIODS JANUARY 2008 TO MARCH 27, 2010, AND MAY 2017 TO NOVEMBER 2017.
NOTES
1. IDENTIFIERS LOTS BX1, BX2, BXR, PARCEL AS-BX1 CREATED WITH THIS PLAN FOR IDENTIFICATION PURPOSES APPROVAL REQUESTED FOR LOT BX1, LOT BX2 AND BXR AS REMAINDER OF LOT BX.
2. PID 371100, LOT L2, KEVIN EDWARDS, ELIZABETH ROSE COFFIN, ROD BOOK 8495, PAGE 86.
3. PID 00001133, LOT A, ARCHIE PYE HOLDINGS LIMITED, LRO DOCUMENT NO. 99834998 (2010).
4. PLAN BY FRANK LONGSTAFF, N.S.L.S. AS NOTED ON PIR NO. 3, BMS REVISED JANUARY 28, 2005 TO SHOW BOUNDARY LINES AGREEMENT BETWEEN TERRANCE MCGRAW AND LLOYD J. EDWARDS & MARY MARY EDWARDS. THE BOUNDARY LINES IN QUESTION WERE RESURVEYED AND ARE SHOWN BY LETTERS A, B, C, D, E & F ON THIS PLAN
5. PARCEL AS-BX1 IS AN ACCESS-SERVICE EASEMENT ACROSS LOT BX1 TO LOT BX2 FOR ACCESSING AND SERVICING LOTS BX1, BX2 AND BXR.
PLAN REFERENCES
1. SEE PLAN SHOWING LANDS OF THE A. FRASER ESTATE BY HAROLD P. HEDDEN, P.L.S., DATED JULY 8, 1976, APPROVED AUGUST 20, 1976, ROD PLAN NO. 13313, DRAWER 309.
2. SEE PLAN SHOWING LANDS OF MARGARET MCGRAW (FORMERLY THE FRASER ESTATE) BY HAROLD P. HEDDEN, N.S.L.S., DATED APRIL 28, 1980, ROD PLAN NO. 18281, DRAWER 328.
3. SEE PLAN SHOWING LOT B BY FRANK LONGSTAFF, N.S.L.S., DATED FEBRUARY 3, 1997, REVISED JANUARY 23, 2003, LONGSTAFF PLAN NO. 97-3633A.
4. SEE PLAN SHOWING A SUBDIVISION OF LOT B TO FORM LOTS B-1 TO B-8, INCLUSIVE, BY FRANK LONGSTAFF, N.S.L.S., DATED FEBRUARY 3, 1997, PLAN NO. 97-3633 (COULD NOT FIND APPROVED OR RECORDED PLAN).
5. SEE PLAN SHOWING PARCEL A (LEASE AREA) ON LOT B, BY GARRY S. PARKER, N.S.L.S., DATED SEPTEMBER 27, 2001, ROD PLAN NO. 34886, DRAWER 362.
6. SEE PLAN SHOWING EASEMENT REQUIRED ONLY PRIVATE ROADS TO LOTS OF A. C. EDWARDS S/D FOR NOW (FORMERLY) MUNICIPALITY OF THE COUNTY OF HALIFAX, BY D. BRUCE MILLAR, N.S.L.S., DATED OCTOBER 4, 1974, REVISED OCTOBER 30, 1975, DRAWING NO. 1126.
7. SEE PLAN SHOWING LAWRENCE B. SILVER PROPERTY AT EASTERN PASSAGE BY J. ALLAN INGARFIELD, P.L.S., DATED FEBRUARY 18, 1948, APPROVED SEPTEMBER 8, 1948, ROD PLAN NO. 5230.
HALIFAX COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown above.
Alan Manning, Registrar
114596 233
PID #
June 11 2019 11:15:43
SEAL
RC
HALIFAX REGIONAL MUNICIPALITY
THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
LOT(S) BX1 and BX2
DATE: JUN 05 2019
Original Signed
WATERCOURSE BUFFERING & ENVIRONMENTAL PERMITS
CENTRAL SERVICES
LOT(S) BX1 & BX2
ARE CAPABLE OF BEING SERVICED WITH MUNICIPAL WATER AND SEWER.
SERVICE LATERALS FROM THE MAINS TO THE SUBLOTS SHALL BE THE RESPONSIBILITY OF THE OWNER
LOT BXR CANNOT BE FURTHER SUBDIVIDED UNTIL A WATER MAIN EXTENSION IS PROVIDED.
PUBLIC STREETS
THE FOLLOWING STREETS ARE OWNED AND MAINTAINED BY HALIFAX REGIONAL MUNICIPALITY
Eastern Passage Road
ACCESS FROM LOTS BX1 AND BX2 SHALL ONLY BE FROM EASTERN PASSAGE ROAD
Schedule "A" Roads
Eastern Passage Road
Silvers Lane
Edwards Drive
NOTES
AS PER SECTION 279(2) OF THE HALIFAX REGIONAL CHARTER, AN EASEMENT FOR ACCESS AND SERVICING IS DEEMED TO EXIST OVER SILVERS LANE (PRIVATE RIGHT OF WAY) AS CITED IN THE FOLLOWING PLANS OF SUBDIVISION AND OTHER PLANS NOTED ON THIS PLAN AND REGISTERED IN THE REGISTRY OF DEEDS.
PLAN NO. | SURVEYOR | APPROVAL DETAILS | LOCATION ON SILVERS LANE
7843 (1968) | K.D. ROBB | APPROVES VARIOUS ADDITIONS ENDORSED BY HALIFAX COUNTY PLANNING BOARD | SOUTH SIDE
20083 (1983) | K.D. ROBB | APPROVES LOT DC-1 MUNICIPALITY OF THE COUNTY OF HALIFAX ENDORSED BY ROBERT L. SOLOAN, DEVELOPMENT OFFICER | SOUTH SIDE
32898 (1997) | K.D. ROBB | APPROVES CONSOLIDATION OF LOTS HALIFAX REGIONAL MUNICIPALITY ENDORSED BY KELLY F. DENTY, DEVELOPMENT OFFICER | SOUTH SIDE
104307807(2013) KILLARNEY SURVEYS LIMITED | | APPROVES LOT CW1 HALIFAX REGIONAL MUNICIPALITY ENDORSED BY BRENDA CHISHOLM, DEVELOPMENT OFFICER | SOUTH SIDE
REVISED PLAN APRIL 26, 2019 ADDITIONAL NOTES ADDED
SURVEYOR'S CERTIFICATE
I, CLINTON C. CARLAND, A NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED UNDER MY SUPERVISION AND THAT THE BOUNDARIES AND PLAN WERE DONE IN ACCORDANCE WITH THE REGULATIONS MADE UNDER THE PROVINCES LAND TITLES ACTS.
No. 93909
Original
Original
CLINTON C. CARLAND, N.S.L.S.
50 BEDFORD HIGHWAY
HALIFAX
NOVA SCOTIA
PLAN OF SURVEY OF
LOTS BX1, BX2 & BXR
CONSOLIDATION AND SUBDIVISION OF LOT B, LANDS ACQUIRED BY
GARY FRANCIS EDWARDS & MARY LOUISE EDWARDS AND
LOT X, LANDS ACQUIRED BY CARMAR INVESTMENTS LIMITED
EASTERN PASSAGE ROAD, EDWARDS DRIVE & SILVERS LANE
EASTERN PASSAGE
HALIFAX COUNTY
NOVA SCOTIA
FEBRUARY 26, 2019
SCALE: 1" = 80'