



BLOCK LS
P.I.D. NO. 0029210
Lands Conveyed to
LILLIAN SMITH, FREDERICK J. SMITH,
RONALD M. SMITH, and CATHERINE L. SMITH
Book 5656 Page 903

P.I.D. 41032710
BLOCK BS-1A
Lands Conveyed to
BURTON F.W. SMITH & SHIRLEY M. SMITH
Book 3475 Page 276 (See Deed)
Book 2506 Page 783 (Partial Interest)
Book 2506 Page 787 (Partial Interest)
Book 3101 Page 226 (Quit Claim Deed)
Book 5818 Page 879 (Statutory Declaration)
Book 6650 Page 1065 (Parcel A)

P.I.D. 41032713
BLOCK BS-2
Lands Conveyed to
BAER-LAND ESTATES (1999) LIMITED
Book 6299 Page 725

LOT 14
AREA=4330 SQ.M.
(EXCLUDING THE AREA OF THE POND)

P.I.D. No. 40848079
Lands Conveyed to
BAER-LAND ESTATES (1999) LIMITED
Book 6372 Page 211 (Portion thereof)

P.I.D. NO. 41033721
LOT 10
Lands Conveyed to
HUBERT GEORG REUSS, COLLEEN TERESA REUSS
and CHRISTINA E. REUSS
Book 6724 Page 594
See plan prepared by Thompson Conn Limited, certified by
Kenneth M. Whelan, N.S.L.S. dated January 22, 2001,
approved March 19, 2001.

P.I.D. 397851
Lands Conveyed to
PETER D. KOZLOWSKI
Book 6419 Page 990
See plan prepared by Thompson Conn Limited, certified by
Kenneth M. Whelan, N.S.L.S. dated January 22, 2001,
approved March 19, 2001.

- LEGEND**
- ▲ N.S.C.M. Nova Scotia Coordinate Monument
 - Drill Hole
 - Rock Post
 - Survey Marker
 - Iron Pin
 - I.T. Iron Tube
 - L.P. Landed with this plan
 - F.C. Foundation
 - P.C. Point of curvature
 - P.R.C. Point of reverse curvature
 - O.S.W.M. Ordinary High Water Mark
 - F.O. Foundation
 - U.P. Utility Pole
 - o/w Overhead wires

- NOTES**
- 1) Bearings are given derived from GPS observations on N.S.C.M. 10114 and based on the 3° T.M.M. projection, central meridian 64°30' west longitude (1979 adjustment).
 - 2) The field traverse was adjusted by the compass rule and scale factor was not applied to the field measurements.
 - 3) The field work was carried out during the period December 9, 1998 to June 15, 2001.
 - 4) The lots shown on this drawing are subject to rights by Her Majesty the Queen in the right of the Province of Nova Scotia by virtue of the operation of the Water Act, Chapter 500, of the revised Statutes of Nova Scotia.
 - 5) Approval requested for Lot 14 by Section 141(c) of the Subdivision By-law, the parent parcel existed prior to August 1, 1987, access to this lot will be over a right of way through the remaining lands of Baer-Land Estates (1999) Limited P.I.D. no. 40848079. Approval requested for Lot 8 and Lot 15 with frontage on Bald Rock Road, a private road.
 - 6) Parcel 2 to be consolidated with the remaining lands of Baer-Land Estates (1999) Limited P.I.D. no. 40848079.
 - 7) 6m Wide Utility Service Easement for utility poles, wires and clearing rights in favour of N.S.P.I. and M.T.I.



Surveyor's Certificate
I, Kenneth M. Whelan, 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 June 2001.
K.M. Whelan N.S.L.S.



PLAN OF SURVEY OF
LOT 8, LOT 14 and LOT 15
SUBDIVISION OF LANDS CONVEYED TO
BAER-LAND ESTATES (1999) LIMITED
BALD ROCK ROAD,
CAPE SAMBRO, HALIFAX COUNTY,
NOVA SCOTIA

Date: June 15, 2001
Scale: 1:1500 (Metric)

THOMPSON CONN LIMITED
NOVA SCOTIA LAND SURVEYORS
HALIFAX, NOVA SCOTIA
L.L.M.S. MAP NO. 5113-92
P.I.D. NO. 41032723 / 40848079
FILE 8241



PLAN 34649 or 379
CLASS B, DOC. 2457
ENTERED AND FILED
AUG 13 2001
Thompson Conn Limited
Registrar of Deeds

SUBDIVISION FILE NO.
20010219
HALIFAX REGIONAL
MUNICIPALITY

30X 34649

CAPE SAMBRO

HALIFAX REGIONAL MUNICIPALITY
THIS FINAL PLAN OF SUBDIVISION
IS A P.P.S.C. FIELD FOR
LOTS 8, 14 AND 15.
DATE: AUG 09 2001
Kelly DeWitt
City Development Officer
IMPORTANT NOTICE
HALIFAX REGIONAL MUNICIPALITY OFFERS NO
GUARANTEE THAT BUILDING AND DEVELOPMENT
PERMITS WILL BE ISSUED AND ALL LOTS
APPROVED ON THIS ENLARGED SUBDIVISION
PLAN.
NOTICE: In the interest of water quality preservation, it is
advised that there is a legal requirement under the Nova Scotia
Water Act to obtain a water rights permit from the Department
of Environment prior to constructing any work in or around the
immediate vicinity of any watercourse, including the bed and
bank of every river, stream, lake, creek, pond, spring, lagoon,
ditch, marsh, wetland, ravine, gully or other natural body of
water, whether it contains water or not.
Sewage Disposal
Lots 8, 14 and 15 are
approved for the construction or installation
of an on-site sewage disposal system for a
single unit residence with the following
conditions:
The design of the septic systems and their
placement must be done by a private consultant
(Qualified Person) and submitted to the Dept. of
Environment for review prior to lot development.

PRIVATE ROAD
THE FOLLOWING ROADS ARE NOT OWNED
AND MAINTAINED BY THE DEPARTMENT OF
TRANSPORTATION FOR HALIFAX REGIONAL
MUNICIPALITY AND THESE ROADS MUST
BE RETURNED TO ANY PERSONAL OR BUSINESS
SERVICE FOR MAINTENANCE, INCLUDING
GRAVING, DITCHING, CURB CUT, DRAINAGE
COLLECTORS, AND OTHER NECESSARY
COLLECTORS.
Bald Rock Road