

ALL that certain lot, piece or parcel of land situate, lying and being Lot No. C-34 on the southern side of Ambercrest Place, in Dartmouth, in the County of Halifax and Province of Nova Scotia and being shown as Lot C-34 on a plan showing the Caparra Terrace Subdivision, prepared by Frank Longstaff, Provincial Land Surveyor, on the 10th day of May, 1965 the said lot having been approved by the City of Dartmouth Development Officer on the 1st day of December 1970, the said lot C-34 being more particularly described as follows:

BEGINNING at a point on the southern sideline of the cul de sac at the easterly end of Ambercrest Place, a city street leading easterly off Leaman Drive in the City of Dartmouth at a point marking the northeastern corner of Lot C-35;

THENCE running along the arc of the cul de sac in a general easterly direction a distance of thirty-five point thirty-four (35.34) feet more or less to the point marking the northwestern corner of Lot C-33;

THENCE running on a bearing S31° 42' E along the western sideline of Lot C-33 a distance of eighty-six point thirty-three (86.33) feet more or less to a line marking the green belt as shown on the said plan;

THENCE running on a bearing S61° 26' W along the line marking the green belt a distance of one hundred and twenty-four point seven zero (124.70) feet more or less to the point marking the southeastern corner of Lot C-35;

THENCE running on a bearing N13° 18' E along the eastern sideline of Lot C-35 a distance of one hundred and thirty-one point zero nine (131.09) feet more or less to the place of beginning.

SUBJECT TO MUNICIPAL LIENS for the installation of water and sewer services and all betterment charges.

AND ALSO SUBJECT to the following provisions and restrictions in respect to the said land.

1. No building erected or to be erected on said land shall be used for any purpose other than that of a private dwelling, but such dwelling may have outbuildings suitable for a dwelling of the class of value thereof;
2. Only one single family dwelling other than such outbuildings above mentioned shall be erected on the lot of land hereby conveyed;
3. No part of any building nor any verandah, porch, steps, or other projection shall be nearer to the street line than fifteen feet;
4. Each dwelling shall occupy a space of at least 14,000 cubic feet when erected, including a garage where the latter is attached to and forms part of the said dwelling; provided, however, that in the case of a dwelling having no excavated basement, a dwelling with a ground floor area of not less than 700 square feet may be permitted regardless of the cubic content thereof, and provided also, that, in the case of a dwelling having a flat roof and being of one storey construction, a dwelling having a ground floor area of not less than 700 square feet may be permitted;
5. No dwelling shall be erected on the lot of land hereby conveyed which has an exterior appearance similar to any other dwelling fronting on the same street and being within a radius of 300 feet;
6. No waste material of any kind shall be dumped or spread on the land except clean earth, rocks, gravel or ashes for the purpose of leveling the said land;
7. No signs, billboards, notice or advertising matter of any kind shall be placed on any part of the said lands or buildings;
8. Every building shall be placed on the said land in a position approved by the Grantor.

Reference is made to book 7092 at Page 80

