Inset of Remaining Lands Scale 1:10000

Key Plan Scale 1:20000

Inset of Parcel NDTS-7 Scale 1:750

LEGEND

△ N.S.C.M.	Nova Scotia Coordinate Monument
●	Rock Post
⊗	Survey Marker
○ I.B.	Iron Bar
○ I.T.	Iron Tube
	Lands dealt with by this plan
FD.	Found
P.C.	Point of Curvature
P.C.C.	Point of Compound Curvature
P.R.C.	Point of Reverse Curvature
H.R.M.	Halifax Regional Municipality
L.R.O.	Land Registry Office
●⟶	Utility Pole with Anchor
O/H	Overhead Wires
▲ D.H.	Drill Hole

NOTES

1) Bearings are grid derived from G.P.S. observations on Nova Scotia Coordinate Monument No. 5631 and are on the 3° M.T.M. projection, central meridian at 64° 20' west longitude, Zone 5, 1979 adjustment.

2) The field traverse was unadjusted and no scale factor was applied to the field measurements.

3) The field work was carried out during the period November 15, 2007 to November 26, 2013.

4.) See plan prepared by Granville Leopold N.S.L.S. dated July 27, 1984.

5.) 6.0 metre wide Utility Service Easements for utility poles, wires and clearing rights in favour of N.S.P.I. and Aliant Telecom Inc.

6.) Wetland Identification and Wetland Limits shown hereon were supplied by CBCL Limited. Refer to Burnside Wetlands Delineation and Constraints Mapping Phase 12, Burnside Business Park dated February 12, 2007, prepared by CBCL Limited.

7.) Parcels SW-12-3-1-A and SW-12-4-1 (Storm Water Retention) to be conveyed to Halifax Water Commission.

8.) Remainder of Block R-N-1-A to be added to the Remainder of Block R-1 to form Block R1-A.

9.) With respect to Block R1-A, the only boundaries shown on this plan which have been surveyed are the boundaries of Parcel A. The common boundary between Block R1 and Block R-N-1-A which is shown by a heavy broken line is hereby certified as having been the common boundary. The remaining boundaries of the resulting Block R1-A 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.

R. E. Humphreys N.S.L.S.

10.) The Riparian buffer relates to the Dartmouth Land Use By-Law for Watercourse Buffers and Wetland Development. 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 watercourses and wetands contiguous with a watercourse. If the average slope within this 20 metre zone exceeds 20% the buffer width increases by 1 metre for each 2% grade in excess of 20%.

11.) Parcel 1-A to be added to Parcel SW-12-3-1 to form Parcel SW-12-3-1-A.

12.) Boundary lines of lots along the easterly boundary of Cutler Avenue and the easterly and northerly boundary of Higney Avenue are witnessed by rock posts set in the concrete curb and P.C.'s have not been monumented due to the proximity of natural gas lines along these road boundaries.

13.) Public Highways Act, Section 22(1)(c) states that for controlled access highways written permits are required from the Minister for buildings or structures within 60 metres of the highway boundary. All structures must be at least 10 metres from the controlled access highway boundary.

ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS FOUNDED 1961 R. E. HUMPHREYS 520 MEMBER

Surveyor's Certificate

I, R. E. Humphreys, 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 3rd day of December, 2013.

R. E. Humphreys N.S.L.S.

PLAN OF SURVEY OF

LOTS 1262 to 1279 inclusive, CUTLER AVENUE (Parcel CA-2), (Parcel CA-3), HIGNEY AVENUE (Parcel HA-1), (Parcel HA-2), and Parcel SW-12-4-1 (Storm Water Retention) and Parcel SW-12-3-1-A (Storm Water Retention)

SUBDIVISION OF REMAINDER OF BLOCK R-N-1-A AND BLOCK R1 LANDS ACQUIRED BY

HALIFAX REGIONAL MUNICIPALITY

PHASE 12-4

BURNSIDE BUSINESS PARK

CUTLER AVENUE, HIGNEY AVENUE AND HIGHWAY No. 118

DARTMOUTH, NOVA SCOTIA

40 30 20 10 0 40 60

Scale : 1:1000

Date: December 3, 2013.

Revised February 19, 2014 as per H.R.M. comments.

THOMPSON CONN LIMITED
NOVA SCOTIA LAND SURVEYORS
HALIFAX NOVA SCOTIA

MAP NO. SN10-90
P.I.D. NO. 41365875, 41067463, 41365867
FILE NO. 15738

ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS Nº 86987

I certify that this plan was registered or recorded as shown hereon
Kim MacKay, Registrar
104987267 LRO / ROD
Dec 10 2013 9:50:45am
MAP NO. SN10-90

SUBDIVISION FILE NO. 17930 HALIFAX REGIONAL MUNICIPALITY

Municipal Approvals

HALIFAX REGIONAL MUNICIPALITY
THIS FINAL PLAN OF SUBDIVISION IS **APPROVED** FOR

Lots 1262-1279 inclusive, Parcels CA-2 and CA-3 (Cutler Avenue), Parcels HA-1 and HA-2 (Higney Avenue), Parcels SW-12-3-1-A and SW-12-4-1 (storm water retentions), Parcel A as addition to Block R-1 (remainder)

DATE: April 09, 2014

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 any watercourses, 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.

CENTRAL SERVICES

LOT(S) 1262 - 1279 incl. 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
Higney Avenue

Archive #12-4\15738 12-4.DWG
Archive #12426 F:\Woodlegs\Work\15738 12426 Burnside Business Park Phase 12-4.DWG