

PLAN ENDORSEMENTS

Town of Pictou
This Final Plan is Approved for Lot(s) 25-1 through 25-9
Endorsed: [Signature]
DATE: 11/11/24 W. BORS

REMAINDER LOT "25-R"
REMAINING LANDS OF
ROSEVIEW DEVELOPMENTS INC.
DOCUMENT 121262850
REGISTRY PLANS 5242 (1999)
2203 (1985) & 1718 (1983)
PID 00966002
REMAINING AREA 82,063.9sq.m. (20.278ac.)

LOT "38"
LANDS OF
CARMEN GODFREY &
BRENTON GODFREY
WILL DOCUMENT 124463379
DEED DOCUMENT 6812 (2001)
REGISTRY PLAN 5575 (2001)
PID 65086758

LOT "1X"
LANDS OF
BLAISE RONALD MACNEILL
& KAREN ANNE MACNEILL
DOCUMENT 7461 (1994)
REGISTRY PLAN 5242 (1999)
PID 00864546

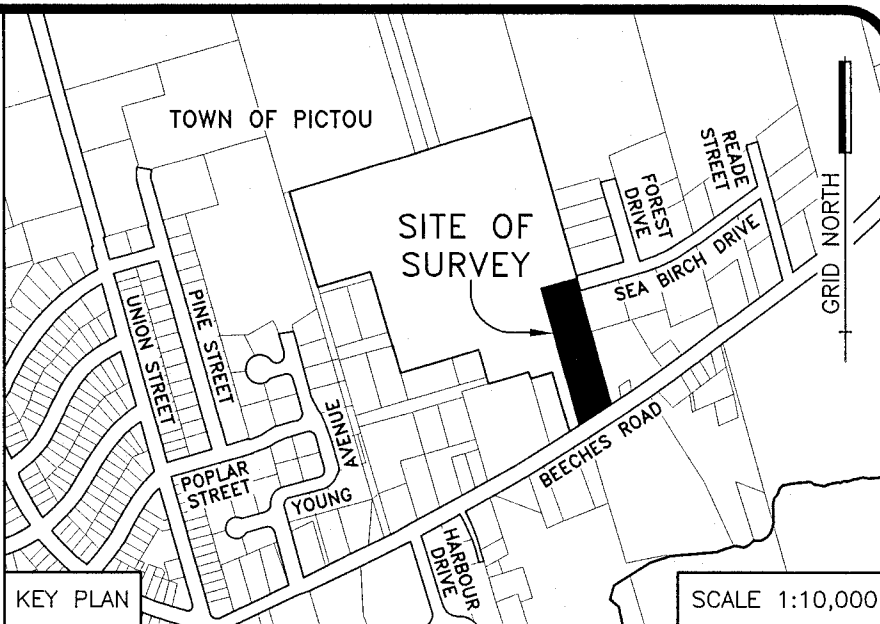
- NOTES:
- LOTS "25-1" TO "25-9", LOT "25-PR1" (MICHAELA STREET), LOT "25-PR2" (SAMUEL STREET) & REMAINDER LOT "25-R" ORIGINATE WITH THIS PLAN AND ARE PORTIONS OF LOT "X" (PORTION OF) LANDS OF ROSEVIEW DEVELOPMENTS INC. AS DESCRIBED IN REGISTRY DOCUMENT 121262850 AND SHOWN ON REGISTRY PLANS 5242 (1999), 2203 (1985) & 1718 (1983).
 - THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF LOTS "25-1" TO "25-9", LOT "25-PR1" (MICHAELA STREET) & LOT "25-PR2" (SAMUEL STREET). THE REMAINING BOUNDARIES OF REMAINDER LOT "25-R" SHOWN ON THE PLAN HAVE BEEN PREVIOUSLY SURVEYED AND ARE SHOWN IN GREATER DETAIL ON REGISTRY PLANS 5242 (1999), 2203 (1985) & 1718 (1983).
 - PROPOSED ACCESS & UTILITY EASEMENT "25-E1" ORIGINATES WITH THIS PLAN AND IS TO FACILITATE THE INSTALLATION OF UTILITIES AND ACCESS TO LOTS "25-1" TO "25-9" & LOT "25-PR2" (SAMUEL STREET). THE REMAINING BOUNDARIES OF REMAINDER LOT "25-R" SHOWN ON THE PLAN HAVE BEEN PREVIOUSLY SURVEYED AND ARE SHOWN IN GREATER DETAIL ON REGISTRY PLANS 5242 (1999), 2203 (1985) & 1718 (1983).
 - PROPOSED ACCESS & UTILITY EASEMENT "25-E2" ORIGINATES WITH THIS PLAN AND IS TO FACILITATE THE INSTALLATION OF UTILITIES AND ACCESS TO LOTS "25-1" TO "25-9" & LOT "25-PR1" (MICHAELA STREET) FROM SEA BIRCH DRIVE OVER LOT "25-PR2" (SAMUEL STREET). LOTS "25-PR1" & "25-PR2" ARE TO BE CONVEYED TO THE TOWN OF PICTOU AND DESIGNATED AS PUBLIC ROADS AT A FUTURE DATE.
 - WATERCOURSES ARE OWNED BY THE PROVINCE OF NOVA SCOTIA AS PER SECTION 103 OF THE PROVINCE OF NOVA SCOTIA ENVIRONMENT ACT 1994-95, C.1.
 - WETLANDS MAY EXIST ON THE LAND SHOWN HEREON AND ARE SUBJECT TO INTERPRETATION AND IDENTIFICATION BY A QUALIFIED WETLAND DELINEATOR.
 - LOTS "25-1" TO "25-9" ARE TO BE SERVICED BY MUNICIPAL SEWER AND WATER.

NSHPN 208509
N 5,000,870.768
E 24,405,924.043

REMAINDER LOT "25-R"
REMAINING LANDS OF
ROSEVIEW DEVELOPMENTS INC.
DOCUMENT 121262850
PID 00966002
REMAINING AREA 82,063.9sq.m. (20.278ac.)

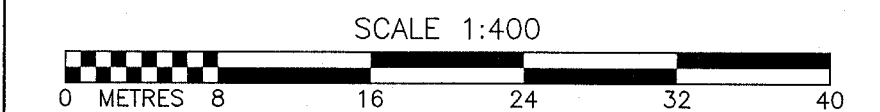
REMAINDER SKETCH, SCALE 1:1,500
GRAPHIC REPRESENTATION ONLY, DISTANCES ARE APPROXIMATE
NOT TO BE USED FOR BOUNDARY LINE DEFINITION, SEE NOTE 2

LOT "18DE"
LANDS OF
BRADLEY JOSEPH BONAPARTE
& JANICE MARIE BONAPARTE
DOCUMENT 122754006
REGISTRY PLAN 3336 (1990)
PID 00980847



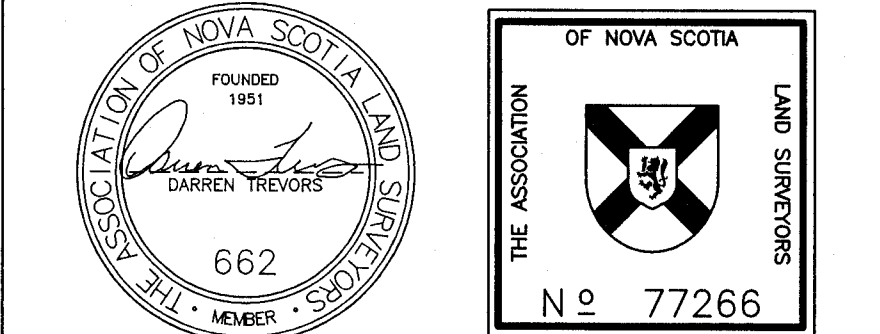
- LEGEND:
- SM O B/P SURVEY MARKER, IRON BAR/IRON PIPE
 - DH O DRILL HOLE, CALCULATED POINT
 - WP Δ NSHPN WOOD POST, NOVA SCOTIA HIGH PRECISION NETWORK
 - (P) (Fd) (c) (Wt) PLACED, FOUND, DEED NOTATION, CALCULATED, WITNESS
 - Δ Ch Rod CENTRAL ANGLE, CHORD, RADIUS
 - PC POC POINT OF CURVE, POINT ON CURVE
 - PCC PRC POINT OF COMPOUND CURVE, POINT OF REVERSE CURVE
 - (m) (ft) (sq.m.) (ac.) METRES, FEET, SQUARE METRES, ACRES
 - NSLS ID NOVA SCOTIA LAND SURVEYOR, IDENTIFICATION
 - UP CHWM UTILITY POLE, ORDINARY HIGH WATER MARK
 - NTS FNE NOT TO SCALE, FOUND NO EVIDENCE
 - BOUNDARY (DEALT WITH), BOUNDARY (OTHER)
 - TIE LINE, FENCE

COORDINATE SYSTEM INFORMATION			
GNSS SURVEY TYPE: NRTK		SOURCE: CAN-NET	
HORIZONTAL DATUM: NAD83 (CSRS)		EPOCH: 2010.0	VELOCITY MODEL: Var. 6
VERTICAL DATUM: CGVD2013		REFERENCE MONUMENT: NSHPN 208509	
PROJECTION: 3° MTM		ZONE: 4	N 5,060,870.768m E 24,405,924.043m
CENTRAL MERIDIAN: 61°30'W		ELEV. 47.323m	ADJUSTMENT ID: NSHPN2016CUB
COMBINED SCALE FACTOR: 1.000004		VALUES: GRID (METRIC) UNADJUSTED	
FIELD SURVEY WAS CARRIED OUT ON MARCH 3, 2025			



PLAN OF SUBDIVISION LOTS "25-1" TO "25-9" LOTS "25-PR1" & "25-PR2" LANDS OF ROSEVIEW DEVELOPMENTS INC. BEECHES ROAD, TOWN OF PICTOU, PICTOU COUNTY, NOVA SCOTIA

SURVEYOR'S CERTIFICATE
I, DARREN TREVORS, 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 LAND SURVEYORS ACT, REGULATIONS AND STANDARDS
MADE THEREUNDER.
DATED THIS 5th DAY OF MARCH, 2025
DRAWN BY: A.C.M.



TREVORS
SURVEYING LTD.
(902) 882-1212 SURVEY@TREVORSURVING.COM

PLAN NUMBER
2025-015

PICTOU COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded
as shown here.
Registrar
MAR 20 2025
MAR 20 2025
MM DD YYYY

LRD RODD
12:57:50
12:04

Form 28

Purpose: to record certain types of non-enabling documents in a parcel register

Registration district: Pictou
Submitter's user number: 358
Submitter's name: Roland Burek

The attached plan/document relates to the following parcels registered under the *Land Registration Act*

PID	00966002, 65243867
PID	see attached

(Expand box for additional PIDs.)

Municipal file number or land registration file number (insert file number used when PIDs were originally assigned during pre-approval): PI-S2025-04

This form is submitted to record the following non-enabling instrument in the above-noted parcel register(s) (select one):

- ☒ plan
☐ boundary line agreement
☐ instrument of subdivision
☐ statutory declaration regarding de facto consolidation
☐ condominium declaration
☐ initial condominium bylaws
☐ condominium plan
☐ repeal of subdivision
☐ termination of condominium
☐ other (specify) _____

And in the matter of registered owner (insert name) Roseview Developments

Note: An amending Parcel Description Certification Application may be required.

Dated at Trenton, in the County of Pictou, Province of Nova Scotia, March 14, 2025.

Signature of applicant/municipal official/owner/agent

Name: Roland Burek

Address: PO Box 328 Trenton, NS B0K1X0

Phone: 902-752-4476

E-mail: Roland.Burek@trenton.ca

Fax: 902-752-0090

For Office Use

PICTOU COUNTY LAND REGISTRATION OFFICE
certify that this plan was registered or recorded
as shown here.

Registrar

125576307
Plan #

MAR 20 2025

MM BB YYYY

LR ROD

12:04
Time

May 4, 2009

Additional PID Numbers with the Attached Form 28

File No. PI-S2025-04

65243875
65243883
65243859
65243891
65243909
65243917
65243925
65243933
65243941
65243958

