

Schedule A

Place Name: MEADOW VIEW WAY BELNAN

Municipality/County: MUNICIPALITY OF THE DISTRICT OF HANTS
EAST/HANTS COUNTY

Designation of Parcel on Plan: LOT BK-13-14

Title of Plan: PLAN SHOWING LOTS BK-9 TO BK-25 INCL; S/D OF LANDS OF
KEL-GREG ENTERPRISES LTD; BELNAN; MEADOW VIEW WAY PHASE
TWO

Registration County: HANTS COUNTY

Registration Number of Plan: 81499429

Registration Date of Plan: 2005-03-04 11:27:56

An approved plan of subdivision has been filed under the Registry
Act or registered or recorded under the Act.

First Burden

SUBJECT TO RESTRICTIVE COVENANTS as described in document
81719115 registered on April 13, 2005.

Second Burden

SUBJECT TO A UTILITY SERVICE EASEMENT in favour of Nova Scotia Power
Inc. and Aliant Telecom Inc. registered at the Hants Registry of Deeds as
document 81719248 on April 13, 2005. This Easement grants Nova Scotia
Power Inc. and Aliant Telecom Inc. (the Company) the free and uninterrupted
right privilege, liberty and easement in perpetuity for the COMPANY to do the
following:

A) To enter on, over, across, or under that portion of the Lands described in
Schedule A of the Easement and shown on Plan No. 81499429 and on the
Schedule B attached to the Easement as a - 20 Foot Wide Utility Easement - (the
Easement) to lay down, install construct, operate, maintain, inspect, patrol, alter,
remove replace, repair, reconstruct and safeguard a transmission and/or
distribution facility or facilities on the Easement, consisting of but not limited to
poles, guys, anchors, underground conduits, wires, cables for the distribution of
electrical power and energy and the transmission of telecommunications signals,
and all other communication signals (the Equipment) and to clear the Easement
and keep it cleared of all or any part of any trees, growth, buildings, impediments
or obstructions, now or hereafter on the Easement which might, in the opinion of
the COMPANY, interfere with the rights or endanger the Equipment.

B) To enter on the Lands immediately adjacent to the Easement, from time to
time, as may be reasonably required by the COMPANY to carry out the foregoing
work.

C) To trim, cut and remove trees from the Lands that may interfere with or endanger the Equipment in the opinion of the COMPANY, acting reasonably.

D) Generally to do all acts necessary or incidental to the exercise of the rights and privileges granted herein.

The OWNER hereby covenants with the COMPANY that it will not:

A) excavate, drill, install, erect, construct, or permit to be excavated, drilled, installed, erected, or constructed on or under the Easement, any foundation, building or other structure or installation, pile material, or plant any growth upon the Easement, which in the opinion of the COMPANY might interfere with or endanger the Equipment.

B) plant or establish with the Easement any trees, shrubs or other vegetation which could exceed a height of 4.57 meters (15 feet) or which could encroach with 3.04 meters (10 feet) of any pole installed in the Easement failing which the COMPANY, in its discretion, shall be entitled to remove or trim any such vegetation without notice to and at the cost of the OWNER, payable forthwith on demand.

The OWNER agrees that the Company may authorize Aliant Telecom, Nova Scotia Power or any other public utility (including cable television undertakings or other telecommunications carriers) to exercise the easement rights hereby granted and to share the use of the Equipment.

Property Online Map

Date: March 8, 2024 12:48:44



PID:	45358058	Address:	MEADOW VIEW WAY BELNAN LOT BK-13-14	AAN:	09567631
County:	HANTS COUNTY	Owner:	MICHELLE ANNE ISENER PHILLIP JAMIE ISENER	Value:	\$51,300.00 (2024 RESIDENTIAL TAXABLE)
LR:	LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

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