



THE  
**JAMAICA GAZETTE**  
**SUPPLEMENT**

**PROCLAMATIONS, RULES AND REGULATIONS**

57611

Vol. CXLI

FRIDAY, MAY 25, 2018

No. 49B

No. 49B

**THE REGISTRATION OF TITLES, CADASTRAL MAPPING AND TENURE  
CLARIFICATION (SPECIAL PROVISIONS) ACT**

THE REGISTRATION OF TITLES, CADASTRAL MAPPING AND TENURE  
CLARIFICATION (SPECIAL PROVISIONS) (SECTION 5—PART OF EPWORTH CALLED  
BREEZY HILL IN THE PARISH OF ST. ANN) ORDER, 2018

In exercise of the power conferred upon the Minister by section 5 of the Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) Act, 2005, the following Order is hereby made:—

1. This Order shall be cited as the Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) (Section 5—Part of Epworth called Breezy Hill, in the parish of Saint Ann) Order, 2018.

2. The Order is required because the landowner has informally subdivided the land as outlined below and has occupied it in its present state. An application is to be submitted to the Office of Titles at the National Land Agency to have the property brought under the operation of the Registration of Titles Act and subdivision approval is required in

support of the application. In light of the above the Honourable Minister is being asked to make an Order waiving the requirement for subdivision approval pursuant to section 5 of the said Registration of Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) Act, 2005.

3. The *Local Improvements Act*, the *Natural Resources Conservation Authority Act* and the *Town and Country Planning Act* shall not apply in relation to any transfer or registration of any portion of the land described in Part I of the First Schedule.

4. Any transfer or registration of any portion of the land described in Part I of the First Schedule must be in conformity with the map described in Part II of the First Schedule and must be subject to the conditions outlined in the Second Schedule.

## FIRST SCHEDULE

(Paragraph 2)

## PART I

All that parcel of land part of Epworth called Breezy Hill in the parish of Saint Ann, butting and bounding as appears by survey diagram bearing Plan Examination Number set out in the table below as follows:

Applicant Name	Plan Examination Number	Parcel Size (M <sup>2</sup> )	Place Name	Parish
Cleveland McGlashan	327909	3332.63	Epworth called Breezy Hil	Saint Ann

---

---

FIRST SCHEDULE, *contd.*

## PART II

Plan of land part of Epworth called Breezy Hill in the parish of Saint Ann as shown in Part I above.

FIRST SCHEDULE, *contd.*PART II, *contd.*

FIELD	NOTES
From A	Metres
S04 12W	25.55
S03 21E	15.02
S03 09W	12.10
N75 53W	61.58
N00 58W	54.07
N63 16E	32.34
S04 15E	20.38
E A S T	28.68
To A	

**PART OF**

C. F. Johnson  
Claremont P. O.

Joan McGlashan  
Epworth P. O.

Alphonso Graham  
Epworth P. O.

**EPWORTH**  
called  
**BREEZY HILL**

Metres 20 10 0 20 40 60 80 100 Metres

SCALE: 1cm = 10 m : R.F. 1/1000

**MEMORANDUM**

REMARKS

JAMAICA S.S.

PARISH Saint Ann

AREA 3332.63 m<sup>2</sup>

The name of the party at whose instance the survey was made. Joy McGlashan, *J. Miller*

The name of the property surveyed or of the property of which the land surveyed forms part. Part of Epworth called Breezy Hill

The dates between which the survey was made. 2007/09/19

The grounds of objection to the survey, if any. None

The grounds of the Surveyor's decision. Instructions and marks on earth

Make and No. of instrument Wild TO No. 158815

Make and S.D. No. of tape used. Lufkin P4084A

Date of last tape check. Result 2007/12/12 Satisfactory

GRAEME L. MILLER  
COMMISSIONED LAND SURVEYOR  
DATE 2014/06/06

C. F. Johnson, Joan McGlashan  
The Secretary Saint Ann Parish  
Council, Alphonso Graham

Lenroy Patterson for Joan McGlashan

Riz M. Henry  
Commissioned Land Surveyor  
P. O. Box 789  
Kingston 15

704996

## SECOND SCHEDULE

(Paragraph 3)

*Covenants*

1. There being no breach of existing covenants or supportable objections.

*Details*

2. Submission to and approval by the Local Authority of layout plans indicating the form(s), type(s) of development, phasing and details of each and every type of building to be constructed.

3. Development of any lot within the subdivision must be submitted to the Local Authority in the form of an application with detailed drawings for approval before any such development is undertaken.

*Road, Access and Drainage*

4. That the natural drainage onto the land shall be unimpeded.

5. Drainage resulting from work done on the subdivision shall be satisfactorily intercepted and disposed of before it reaches the main/parochial road.

6. The owners shall not in any manner restrict or interfere with the discharge of storm water from any road onto the land (hereinafter called "the said land") and the road authority shall not under any circumstance be liable to the owner or occupier of the said land for any damage occasioned by the storm water flowing off roadways.

7. No bath water or any water except storm water shall be permitted or allowed to flow from any lot onto any portion of any road, street or land adjacent to the lot, but all such water as aforesaid shall be disposed of by being run into an absorption pit or pits or by evaporation or percolation on the said lot or existing sewer system.

8. Septic Tank, Manholes (M.H.), Trap Gully Basins (T.G.B.), Grease Traps (G.T.) and Inspection Chambers (I.C.) should be constructed according to standards and specifications approved by the Saint Ann Municipal Corporation.

9. No waste (sullage or effluent) disposal shall be permitted to be discharged from any lot onto any roadway or part of any adjoining lands.

10. There being a satisfactory building site on each residential lot, with satisfactory ingress/egress.

11. No factory or other manufacturing enterprises shall be erected on any residential lot.

12. All gates and doors in or upon any fence or opening onto any road shall open inwards.

13. Access to the said land shall be by way of the 5.56 metres wide reserved road leading from the said land to the Beecher Town to Epworth Parochial Road.

SECOND SCHEDULE, *contd.**Utilities*

14. The provision of adequate domestic water supply shall be the responsibility of the individual lot owners.

15. The owners shall permit the erection of poles and guys to facilitate the extension of electricity and telephone services at all times—these to be erected as near as practicable to the boundary lines.

*Adjustments*

16. The subdivision works shall be undertaken in accordance with the plans and specifications approved by the Saint Ann Municipal Corporation.

17. There shall be no further subdivision of the land without prior approval from the local planning authority.

18. That the landowner makes the necessary arrangements with the relevant authority to comply with requirements for solid waste disposal.

19. Titles are released with the distinct understanding that the Saint Ann Municipal Corporation will not be called upon to maintain or take over the infrastructure, namely roads, drainage, street lights, sewage disposal arrangements, water supplies until they are brought up to a satisfactory condition.

20. The restrictive covenants abovementioned shall run with the said land and shall bind as well the registered proprietors, their heirs, personal representatives and transferees as the registered proprietors and shall enure to the benefit of and be enforceable by the registered proprietors for the time being of the lands or any portion thereof.

Dated this 6th day of May, 2018.

ANDREW HOLNESS, ON, MP,  
Prime Minister and Minister of Economic  
Growth and Job Creation.