



THE
JAMAICA GAZETTE
SUPPLEMENT

PROCLAMATIONS, RULES AND REGULATIONS

676A

Vol. CXLI

TUESDAY, JULY 31, 2018

No. 72A

No. 78A

**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 ROWE'S CORNER
IN THE PARISH OF MANCHESTER) 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 Rowe's Corner in the parish of Manchester) 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 has been submitted to the Office of Titles at the National Land Agency to have the land owner become the registered proprietor under the Registration of Titles Act. Subdivision approval from the Manchester Municipal Corporation or an Order under section 5(a)(i) of the Registration of

Titles, Cadastral Mapping and Tenure Clarification (Special Provisions) Act, 2005 is to be furnished 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 Plan 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 Rowe's Corner in the parish of Manchester, butting and bounding as appears by survey diagram bearing Plan Examination Number in the table below as follows:

<u>Applicant Name</u>	<u>Plan Examination Number</u>	<u>Parcel Size (m²)</u>	<u>Place Name</u>	<u>Parish</u>
Yvonne Brown	304832	1,948.34	Rowe's Corner	Manchester

FIRST SCHEDULE, *contd.*

PART II

Plan of land part of Rowe's Corner in the parish of Manchester as set out in table at Part I above.

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

COURSES AND HORIZONTAL DISTANCES		PART		OF	
FR. 2	METRES				
N85 49E	23.06				
N02 12W	22.72				
N87 34E	16.16				
N10 36E	26.02				
N72 11W	47.12				
S01 35E	65.09				
TO 2					

Norme Hewitt
New Forest P.A.

Louise Owens
New Forest P.A.

Clifton McLemmon
New Forest P.A.

Joseph Witter
New Forest P.A.

Clarice Smith
New Forest P.A.

Santa Piller
New Forest P.A.

To Alligator Pond /
Watsons Hill Main Rd.

Fr. New Forest

4.80m

Road

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

20 10 0 20 40 60 80 Metres

Compass Survey

FR 6/03-37

All marks are L.P.s. unless otherwise stated

MEMORANDUM

PARISH OF MANCHESTER	AREA 1948.34 sq. metres	The names of the parties interested in the survey who were served with notices.	Norme Hewitt Louise Owens Clifton McLemmon Joseph Witter Clarice Smith Santa Piller
The name of the party at whose instance the survey was made.	Yvonne Brown, Jerry James Shane Brown et al		
The name of the property surveyed or of the property of which the land surveyed forms part.	Part of ROWES CORNER		
The dates between which the survey was made.	2004/01/21	The names of those who appeared either personally or by their representatives.	No one
The grounds of objection to the survey if any.	None		
The grounds of the Surveyor's decision	Marks on ground & instructions		
Name and No. of instrument.	Topcon GTS - 21D L.G. 0447		
Make and S.D. No. of tape used			
Date of last tape check. Result			

D. L. Rowe
Commissioned Land Surveyor
P.O. Box 238, Mandeville

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 Manchester 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.

SECOND SCHEDULE, *contd.*

13. Access to the said land shall be by way of the 4.88 metres wide reserved road leading from the said land to the Alligator Pond to Watsons Hill Main Road.

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 Manchester 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 Manchester 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 for the time being and shall enure to the benefit of and be enforceable by the registered proprietors of the lands or any portion thereof.

Dated this 18th day of July, 2018.

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