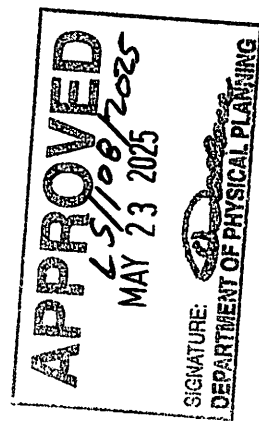


1600' TO McKinney Drive



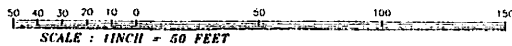
LOT NO. 22



LEGEND:

- ⊙ SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- SURVEY MONUMENT COMPUTED
- FENCE

PLAN
SHOWING
LOT G & G1
BEING A PORTION ALLOTMENT 14
SITUATED
ON THE SOUTHERN SIDE OF BELLOT ROAD AND
APPROX. 1900 FT WESTWARDS OF MCKINNEY DRIVE
NASSAU, BAHAMAS
SURVEYED AT THE INSTANCE OF FBR HOLDINGS
DATE: MAY 2025



OTHER PORTION OF LOT NO. 14 (A6-26)

30FT ACCESS ROAD

PORTION OF LOT NO. 14

OTHER PORTION OF LOT NO. 14 (A6-26)

359'24.10"

BELLOT ROAD

WEST (30FT WIDE) 247'52.00" 261.46'

BELLOT ROAD

359'24.10"

BELLOT ROAD

WEST (30FT WIDE) ROAD

359'24.10" 635.52'

517.52'

359'24.10"

118.00'

247'52.00"

248.61'

LOT NO. 15

G 14,175 sq.ft.

G1 15,384 sq.ft.

145.05'

252.56'

64.66'

64.66'

210.36'

67'52.00"



DEPARTMENT OF PHYSICAL PLANNING
P.O. BOX N-1611 NASSAU, BAHAMAS
TELEPHONE: (242) – 322-7550 – 1/2 FAX: (242) – 328-3206

May 23, 2025

Your reference:

Our reference: LS/108/2025

Mr. Marvin Nesbitt
General Delivery
Nassau, Bahamas

Dear Sir,

RE: SEVERANCE OF LOT 'G' BEING A PORTION OF ALLOTMENT 14 LOCATED ON THE SOUTHERN SIDE OF BELLOT ROAD AND APPROXIMATELY 1,900FT WESTWARDS OF MCKINNEY DRIVE – NEW PROVIDENCE

Reference is made to your application dated May 23rd 2025, submitted in respect to the above subject proposal.

I wish to advise that the Department of Physical Planning considered your application and, on behalf of the Town Planning Committee, resolved to grant Lot Severance Approval subject to the following conditions:

1. Lot G (14,175sq.ft) and Lot G1 (15,384sq.ft) are zoned for Multi-family use;
2. Clear cutting is restricted to the footprint of approved buildings and park areas
3. The removal of protected trees is subject to approval under the Forestry Act 2010 and requires a separate application from the Forestry Unit, Ministry of the Environment and Housing.
4. Any excavation on the property must adhere to the provisions of the Conservation and Protection of the Physical Landscape of the Bahamas Act.

Any buildings on the Lots must adhere to the following Department regulations:

- 1) Maximum building height to be two-storey's;
- 2) Parking spaces provided at a ratio of two spaces per residential unit;
- 3) Minimum building setbacks to be as follows:
 - I. Front/Rear: 20ft
 - II. Sides: 10ft (two-story structure) and/or 8ft (single-story structure)
 - III. Between buildings: 15ft

Any further inquiries can be directed to the undersigned.

Sincerely,

(For) Director of Physical Planning
Department of Physical Planning
/sw