

2024-08-16 09:48:52

**PID:** 40316952  
**CURRENT STATUS:** ACTIVE  
**EFFECTIVE DATE/TIME:** 2010-06-17 14:27:52

All that certain piece or parcel of land (identified as PID 40316952) on a plan of survey of Parcels CLM-1 & CLM-2 & Lot CLM-3, a subdivision of Lands of Chuka & Leslie Mbonu, off Jenking Boulevard & Martin Lake, Lake Echo, Halifax County, Nova Scotia dated January 18, 2010, signed by Joseph R. Alcorn, N.S.L.S. and on file as Plan No. 076015-P1 at the office of Alderney Surveys Ltd. in Dartmouth. Said lot (PID 40316952) being more particularly described as follows:

BEGINNING at a point at the intersection of the southeastern corner of Lot CLM-3, the northeastern corner of Lands of Jenking Company Limited (PID 41057324) and the ordinary high water mark on the western shoreline of Martin Lake as shown on the above mentioned plan;

THENCE South 73 degrees 36 minutes 26 seconds West a distance of 419 feet more or less along the northern boundary of said lands of Jenking Company Limited (PID 41057324) to a point;

THENCE South 70 degrees 07 minutes 24 seconds East a distance of 138.65 feet to a point;

THENCE South 74 degrees 13 minutes 00 seconds West a distance of 553.96 feet to a point being the northeastern corner of Lands of Brian Alexander Thomas, John Ernest Thomas & Frederick Thomas (PID 40187908);

THENCE in a southwesterly direction a distance of 1784 feet more or less along the northwestern boundary of said lot (PID 40187908) to the intersection of the northeastern corner of Lands of William Carter (PID 40524514) and the southeastern corner of lands of Kenneth Manual (PID 40187833);

THENCE in a northwesterly direction a distance of 735 feet more or less along the northeastern boundary of said lot (PID 40187833) and Lands of Alice Neal (PID 40316937) to the southern corner of the Lands of the Heirs & Assigns of Crawley (PID 40316960);

THENCE in a northeasterly direction along the southeastern boundary of said lot (PID 40316960) a distance of 2981 feet more or less to a point on a western boundary of lands of James Dickey and Roger Dickey (PID 40141251);

THENCE in a southeasterly direction a distance of 507 feet more or less along the western boundary of said lot (PID 40141251) to a point on the ordinary high water mark of Martin Lake.

THENCE in a westerly, southwesterly and southerly direction along the varying courses of the ordinary high water mark of Martin Lake a distance of 276 feet more less to the point of BEGINNING. The above described parcel containing an area of 52 acres more or less.

All bearings are based on 3-degree M.T.M. Grid North, Central Meridian 64 degrees 30 minutes West.

TOGETHER WITH an Access Easement identified as AE-JK1 in an Easement/Right of Way Agreement recorded at the Registry of Deeds Office in the County of Halifax as Document No. 96116323; said Access Easement AE-JK1 is more particularly described as follows:

BEGINNING at a point at the intersection of the southwestern corner of Lot CLM-3 and a southeastern corner of Parcel CLM-2 as shown on the above mentioned plan;

THENCE South 74 degrees 13 minutes 00 seconds West a distance of 120.71 feet along a southern boundary of said Parcel CLM-2 to a point;

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THENCE South 31 degrees 50 minutes 20 seconds East a distance of 468.55 feet to a point;

THENCE South 58 degrees 09 minutes 40 seconds West a distance of 25.00 feet to a point;

THENCE South 31 degrees 50 minutes 20 seconds East a distance of 252.10 feet to a point;

THENCE North 58 degrees 09 minutes 40 seconds East a distance of 23.80 feet to a point of curvature;

THENCE in a southerly direction along a curve to the right having a radius of 307.95 feet an arc distance of 117.70 feet to a point;

THENCE South 04 degrees 47 minutes 30 seconds East a distance of 9.45 feet to a point of curvature;

THENCE in a southwesterly, southerly, and southeasterly direction along a curve to the left having a radius of 62.35 feet an arc distance of 97.75 feet to a point;

THENCE South 04 degrees 47 minutes 30 seconds East a distance of 52.81 feet to a point;

THENCE North 85 degrees 12 minutes 30 seconds East a distance of 5.00 feet to a point;

THENCE South 04 degrees 47 minutes 30 seconds East a distance of 51.10 feet to a point of curvature, said point also being the intersection the northern corner of Lot 23 and Jenking Boulevard as shown on the above mentioned plan;

THENCE in a southerly direction along a curve to the left having a radius of 481.00 feet an arc distance of 60.99 feet to a point;

THENCE North 77 degrees 56 minutes 40 seconds East a distance of 15.00 feet to a point of curvature;

THENCE South 31 degrees 50 minutes 15 seconds East a distance of 96.34 feet to a point on the northern boundary of Marie Avenue as shown on the above mentioned plan;

THENCE North 58 degrees 08 minutes 58 seconds East a distance of 96.31 feet along said northern boundary of Marie Avenue to a point on the northwestern boundary of Lot M13 (PID 40138588) as shown on the above mentioned plan;

THENCE North 32 degrees 06 minutes 08 seconds West a distance of 66.00 feet to a point of curvature on the southeastern boundary of Lot 5 (PID 40536195) as shown on the above mentioned plan;

THENCE in a westerly and northwesterly direction along a curve to the left having a radius of 30.00 feet an arc distance of 47.13 feet to a point of curvature;

THENCE in a northwesterly direction along a curve to the left having a radius of 400.00 feet an arc distance of 138.13 feet to a point;

THENCE North 77 degrees 56 minutes 40 seconds East a distance of 15.00 feet to a point of curvature;

THENCE in a northerly direction along a curve to the left having a radius of 385.00 feet an arc distance of 48.81 feet to a point at the northwest corner of said Lot 5 (PID 40536195);

THENCE North 04 degrees 47 minutes 30 seconds West a distance of 44.65 feet to a point;

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THENCE South 85 degrees 12 minutes 30 seconds West a distance of 15.00 feet to a point;

THENCE North 04 degrees 47 minutes 30 seconds West a distance of 32.75 feet to a point of curvature;

THENCE in a northeasterly, northerly, and northwesterly direction along a curve to the left having a radius of 62.35 feet an arc distance of 126.33 feet to a point;

THENCE North 04 degrees 47 minutes 30 seconds West a distance of 9.45 feet to a point of curvature;

THENCE in a northwesterly direction along a curve to the left having a radius of 373.95 feet an arc distance of 176.00 feet to a point;

THENCE North 31 degrees 50 minutes 20 seconds West a distance of 393.61 feet to a point;

THENCE North 58 degrees 09 minutes 40 seconds East a distance of 50.00 feet to a point;

THENCE North 31 degrees 50 minutes 20 seconds West a distance of 142.12 feet to the point of BEGINNING. The above described access easement containing an area of 80,854 square feet.

SUBJECT To any rights of Her Majesty the Queen in the Right of the Province of Nova Scotia by virtue of the operation of the Water Act, Chapter 500 of Revised Statutes of Nova Scotia and the Environment Act, Chapter 1 (1994-1995) with respect to the brook passing through said lands.

The parcel complies with the subdivision provisions of Part IX of the Municipal Government Act.

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**External Comments:**

**Description Change Details:**

**Reason:**

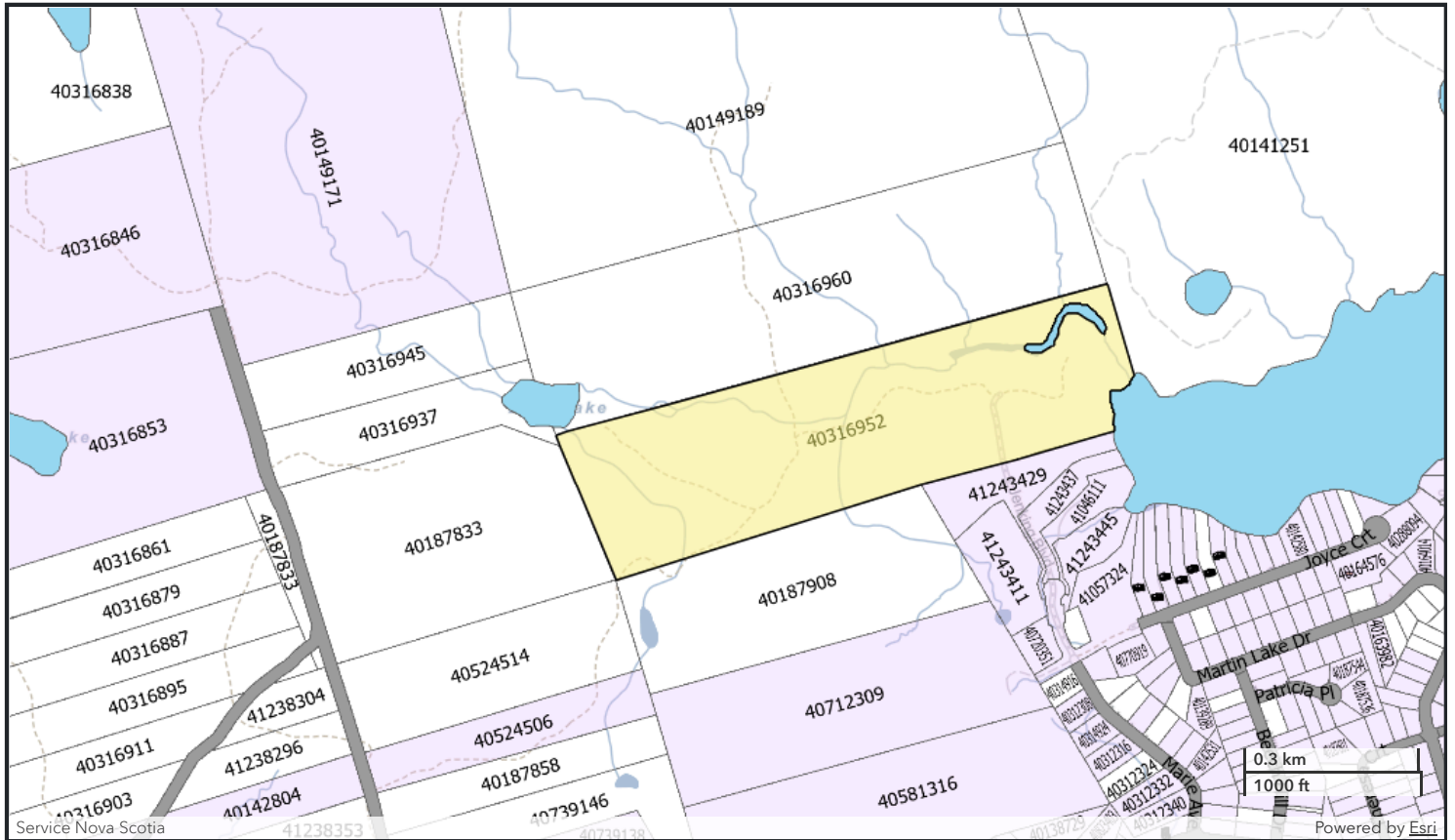
**Author of New or**

**Changed Description:**

**Name:**

**Registered Instruments:**

**Comments:**



**PID:** 40316952  
**County:** HALIFAX COUNTY  
**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.