

PARCEL DESCRIPTION REPORT

SCHEDULE "A" Page 1 of 2

2024-10-05 15:17:55

PID: 40855736
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2021-05-07 16:41:15

All that certain lot, piece or parcel of land situated at Lake Shore Drive, Hammonds Plains, Halifax County, Nova Scotia shown as Lot 408 on a plan of survey of Lots 401 to 410 incl., and Parcels LS-2 and R-1, a subdivision of lands of United Gulf Developments Limited, signed by Joseph R. Alcorn, N.S.L.S. dated July 2, 1999 and filed as Alderney Surveys Limited plan no. 979616-5, being more particularly described as follows:

Beginning at a point on the southwestern boundary of Parcel LS-2 (Lake Shore Drive), said point being the most eastern corner of Lot 407;

Thence South 60 degrees 11 minutes 58 second East, a distance of 188.91 feet along said southwestern boundary of Parcel LS-2 (Lake Shore Drive) to a point of curvature;

Thence southeasterly, following a curve to the right having a radius of 30.00 feet, an arc distance of 11.10 feet along the southwestern boundary of parcel LS-2 (Lake Shore Drive) to the northwestern boundary of Lot 409;

Thence South 29 degrees 24 minutes 28 seconds West, a distance of 433.98 feet along said northwestern boundary of Lot 409 to a witness survey marker;

Thence South 29 degrees 24 minutes 28 seconds West, a distance of 11 feet, more or less continuing along the northwestern boundary of Lot 409 to the northern shore of Ragged lake at ordinary high water mark;

Thence northwesterly, following the said northern shore of Ragged Lake at ordinary high water mark, a distance of 230 feet, more or less to the most southern corner of Lot 407;

Thence North 30 degrees 26 minutes 10 seconds East, a distance of 100 feet, more or less along the southeastern boundary of said Lot 407 to a witness survey marker, said marker being a distance of 235.30 feet on a bearing of North 31 degrees 27 minutes 29 seconds West from the last mentioned witness survey marker;

Thence North 30 degrees 26 minutes 10 seconds East, a distance of 322.87 feet continuing along the southeastern boundary of lot 407 to the place of beginning;

Containing 2.05 acres, more or less.

Subject to a portion of Easement USE-9, a 20 ft. wide utility services easement in favour of Nova Scotia Power Inc., said portion of Easement USE-9 being adjacent to the southwestern boundary of Parcel LS-2 (Lake Shore Drive) and extending across the entire width of the herein described Lot 408, as shown and mathematically delineated on an Explanatory Plan showing Easements USE-8, and USE-9, 20 Ft. Wide Utility Services Easements in favour of Nova Scotia Power Inc. over Lots 401 to 410 inclusive and a portion of Lot 411, Phase 3A, within a subdivision of lands of United Gulf Developments Limited, signed by Michael J. Crant, N.S.L.S., dated July 2, 1999 and filed as Alderney Surveys Limited plan no. 979616-5P.

Bearings are based on 3 degrees M.T.M. Grid North, Central Meridian 64 degrees 30 minutes West.

Subject to Restrictive Covenants more particularly described in a Deed registered in the Registry of Deeds for Halifax County on May 16, 2000, in Book 6560 at Page 643 as Document No. 13957.

*** Municipal Government Act, Part IX Compliance ***

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Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: HALIFAX COUNTY

Registration Year: 1999

Plan or Document Number: 33420

External Comments:

Description Change Details:

Reason:

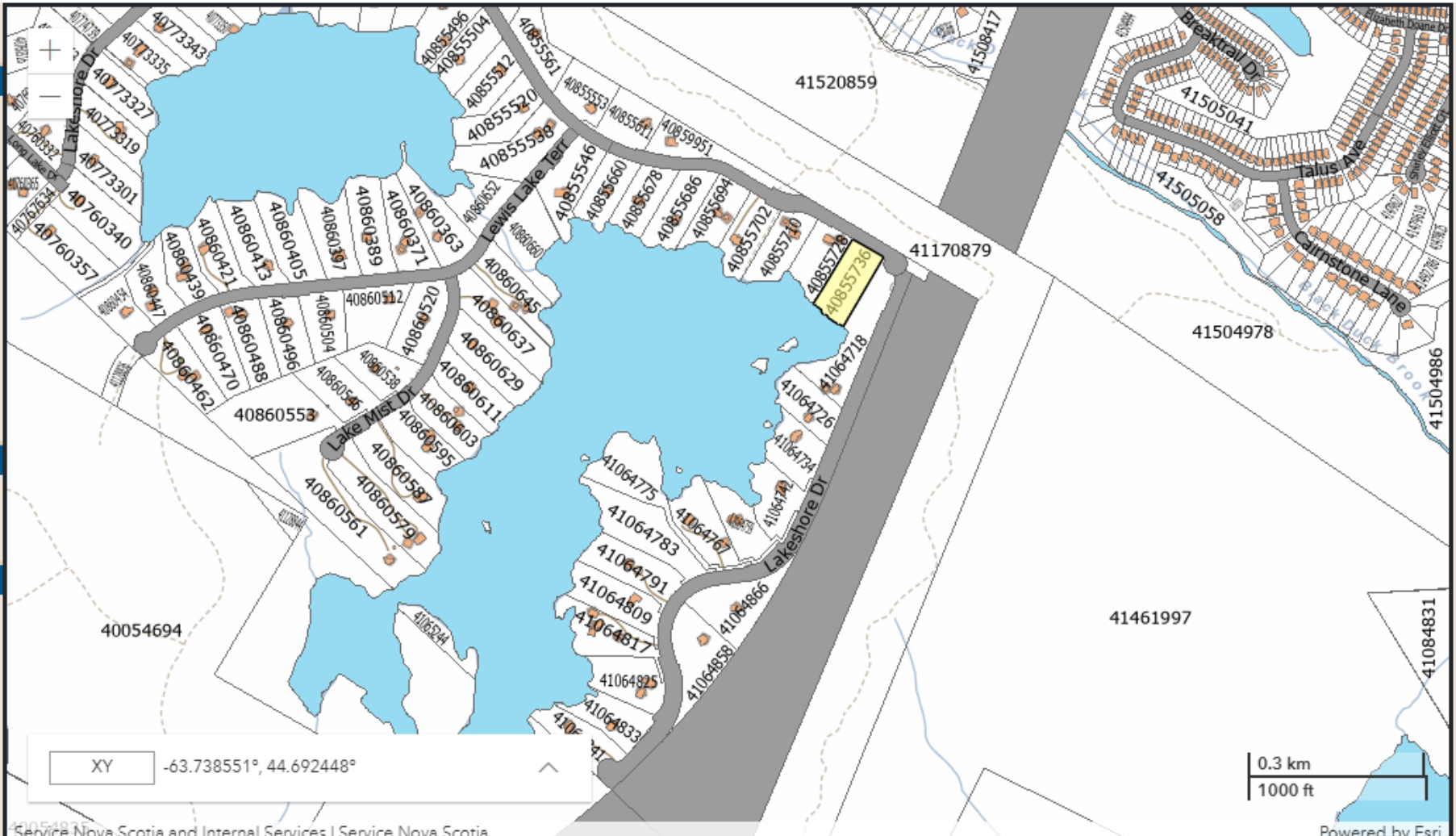
Author of New or

Changed Description:

Name:

Registered Instruments:

Comments:



Service Nova Scotia and Internal Services | Service Nova Scotia

Lat: 44-41-033N **Long:** 063-44-019W **Scale:** 9009 **Go** **Zoom:** 14

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.