

PARCEL DESCRIPTION REPORT

SCHEDULE "A" Page 1 of 2

2025-03-06 16:37:21

PID: 40372294
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2019-07-25 15:00:18

All that certain lot, piece or parcel of land situate, lying and being on the northwestern side of Dillon Avenue, in Halifax, Nova Scotia, said lot being shown as Lot T-6 on a plan entitled A Plan of Survey of Lots T-2 to T-14 inclusive, Lot L-6R and L-8R, Park Area TP-1, Parcel NA-18, Dillon Avenue and Existing Parcel RRL-5R, a Subdivision and Consolidation of land of Rockingham Development Limited, City of Halifax, L. W. & M. C. Fillingham, J. C. & R. M. Chisholm, a portion of Rockingham Ridge (Phase 3) prepared by John A. McElmon and Associates Ltd., dated December 16, 1985, which said plan was approved by the City of Halifax, January 30, 1986 and is on file at the Registry Office for Halifax County, said lot being more particularly described as follows:

Beginning on the northwestern boundary of Dillon Avenue at the eastern corner of Lot T-5;

Thence north 34 degrees, 33 minutes, 00 seconds west along the northeastern boundary of Lot T-5, 244.09 feet to a point on the curved southeastern boundary of Lot A 21, Wedgewood Subdivision, said curve having a radius of 273.54 feet;

Thence northeasterly along said curved southeastern boundary of said Lot A 21, and curving to the left, 64.39 feet to the western corner of Lot T-7, said corner being north 32 degrees, 04 minutes, 04 seconds east a distance of 64.24 feet from the last mentioned point;

Thence south 35 degrees, 37 minutes, 00 seconds east along the southwestern boundary of Lot T-7, 270.32 feet to the northwestern boundary of Dillon Avenue;

Thence south 56 degrees, 00 minutes, 11 seconds west along the northwestern boundary of Dillon Avenue, 42.99 feet to the beginning of a curve to the right having a radius of 3,168.10 feet;

Thence southwesterly along the arc of said curve to the right and being also along the northwestern boundary of Dillon Avenue, 21.01 feet to the point of beginning, containing an area of 15,763 square feet, more or less;

Subject to Restrictive Covenants as described in a deed recorded at Book 4202, Page 866 as document #41564;

Subject to a Development Agreement in favour of the City of Halifax as described in an Agreement recorded in Book 3802 at Page 183 as Document #7268;

Subject to a Development Agreement in favour of the City of Halifax as described in an Agreement recorded in Book 3887 at Page 1088 as Document #48394;

Subject to a Development Agreement in favour of the City of Halifax as described in an Agreement recorded in Book 4138 at Page 1198 as Document #13641;

All bearings in the foregoing description being based on the Nova Scotia Co-ordinate System, Zone 5, Central Meridian Longitude 64 degrees - 30 minutes west.

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

2025-03-06 16:37:21

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: 1986

Plan or Document Number: 22664

External Comments:

Description Change Details:

Reason:

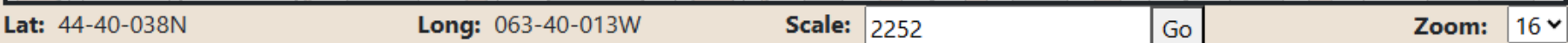
Author of New or

Changed Description:

Name:

Registered Instruments:

Comments:



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.