

PARCEL DESCRIPTION REPORT

SCHEDULE "A" Page 1 of 3

2025-02-13 09:50:19

PID: 618215
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2013-03-21 11:27:39

ALL that certain lot of land situate at Sheeps Head Island in the district of St. Margarets Bay, County of Halifax, Province of Nova Scotia, shown as Lot 6B on a Plan (Servant, Dunbrack, McKenzie & MacDonald Ltd. Plan No. 70-189-A) of survey of Lots 3C, 3D, 4BX, 4BY, 5A, 5C, 6A and 6B, Subdivision of Lands Conveyed to Reginald F. MacAusland, signed by Carl K. Hartlen, N.S.L.S., dated May 31, 1990, approved by the Development Officer for the Municipality of the County of Halifax on June 13, 1990 and filed at the Halifax County Registry of Deeds as Plan No. 27210, and being more particularly described as follows:

FIRST PORTION OF LOT 6B - WEST OF COVE

BEGINNING at the intersection of the Northwestern boundary of Lot 7B, lands conveyed to Grant and Pamela Stonehouse by Indenture recorded at the Halifax County Registry of Deeds in Book 4352 at Page 803, with the Eastern boundary of Lot 6A;

THENCE North 17 degrees 55 minutes 00 seconds West 120.64 feet along an Eastern boundary of said Lot 6A to an angle therein;

THENCE North 72 degrees 05 minutes 00 seconds East 26.00 feet along the Southern boundary of said Lot 6A to an angle therein;

THENCE North 17 degrees 55 minutes 00 seconds West 60.00 feet along an Eastern boundary of said Lot 6A to its intersection with the Southeastern boundary of Lot 5C;

THENCE North 62 degrees 53 minutes 06 seconds East 228.43 feet along the Southeastern boundary of said Lot 5C to its intersection with the Ordinary High Water Mark of "Cove";

THENCE Southerly following the various courses of the Ordinary High Water Mark of "Cove" for a distance of 183 feet, more or less, to its intersection with the Northwestern boundary of Lot 7G, lands conveyed to Dr. John Philip and Helen Elvira Welch by Indenture recorded at the Halifax County Registry of Deeds in Book 4251 at Page 492; said point being distant 180.41 feet on a bearing of South 12 degrees 06 minutes 40 seconds East from the last described point;

THENCE South 62 degrees 54 minutes 30 seconds West 236.27 feet along the Northwestern boundary of said Lot 7G and the aforementioned Lot 7B to the place of BEGINNING.

CONTAINING 40,300 square feet, more or less.

ALL bearings are Nova Scotia Coordinate Survey System Grid Bearings and are referred to Central Meridian 64 degrees 30 minutes West.

SUBJECT to a Pole Anchor Easement in favour of Nova Scotia Power Incorporated recorded in a Warranty Deed registered on August 20, 1998 at the Halifax County Registry of Deeds in Book 6266 at Page 250 as Document No. 26051.

TOGETHER WITH a 26 foot right-of-way extending Northeasterly, Southeasterly and Southerly from the Northern boundary of the herein described portion of Lot 6B affecting Lot 6A, Lot 5C, Lot 4BX, Lot 3D and Lot 4BY to the Southeastern boundary of said Lot 4BY; said 26 foot wide right-of-way being conveyed in a Warranty Deed registered on August 20, 1998 at the Halifax County Registry of Deeds in Book 6266 at Page 250 as Document No. 26051.

SECOND PORTION OF LOT 6B - EAST OF COVE

2025-02-13 09:50:19

BEGINNING at the intersection of the Ordinary High Water Mark of St. Margarets Bay with the Northwestern boundary of Lot 7A, lands conveyed to Anne MacAusland by Indenture recorded at the Halifax County Registry of Deeds in Book 4905 at Page 153;

THENCE South 62 degrees 54 minutes 30 seconds West 518.38 feet along the Northwestern boundary of said Lot 7A to its intersection with the Ordinary High Water Mark of "Cove";

THENCE Northeastern and Northerly following the various courses of the Ordinary High Water Mark of said "Cove" for a distance of 360 feet, more or less, to its intersection with the Southeastern boundary of Lot 4BY; said point being distant 326.14 feet on a bearing of North 30 degrees 33 minutes 47 seconds East from the last described point;

THENCE North 62 degrees 53 minutes 06 seconds East 36.23 feet along the Southeastern boundary of said Lot 4BY to its intersection with the Ordinary High Water Mark of St. Margarets Bay;

THENCE Southerly, Northeasterly and Southeasterly following the various courses of the Ordinary High Water Mark of St. Margarets Bay for a distance of 400 feet, more or less, to the place of BEGINNING; said place of beginning being distant 192.52 feet on a bearing of North 85 degrees 36 minutes 19 seconds East and distant 104.33 feet on a bearing of South 43 degrees 13 minutes 41 seconds East from the last described point.

CONTAINING 37,480 square feet, more or less.

ALL bearings are Nova Scotia Coordinate Survey System Grid Bearings and are referred to Central Meridian 64 degrees 30 minutes West.

THE above described portion of Lot 6B being a portion of the lands conveyed to Reginald F. MacAusland by Indenture recorded at the Halifax County Registry of Deeds in Book 3725 at Page 1151.

TOGETHER WITH an Easement/Right of Way to the public highway as described in a Warranty Deed registered on February 5, 1959 in the Halifax County Registry of Deeds in Book 1593 at Page 61 as Document No. 1820.

SUBJECT to any rights conveyed to the owner or owners of Lot 6A, Lot 5A, Lot 5C, Lot 4A, Lot 4BX, Lot 4BY and Lot 3C or any lots resulting in a division thereof, with respect to that portion of a 26 foot right-of-way; said portion of a 26 foot wide right-of-way affecting the Eastern portion of the herein described Lot 6B as conveyed in a Warranty Deed registered on July 28, 1983 at the Halifax County Registry of Deeds in Book 3725 at Page 1151 as Document No. 39353.

SUBJECT to any rights which may exist with respect to the right for the owner or owners of those lands which lie Northwest of Lot 3C and Lot 3D to pass and repass from time to time and at all times over an existing driveway; said existing driveway situate within the boundaries of a 26 foot wide right-of-way which affects the herein described Lot 6B as conveyed in a Warranty Deed registered on July 28, 1983 at the Halifax County Registry of Deeds in Book 3725 at Page 1151 as Document No. 39353.

SUBJECT to an Easement in favour of Reginald F. MacAusland and Anne Gwenyth MacPherson MacAusland as conveyed in a Deed registered on August 24, 1998 at the Halifax County Registry of Deeds in Book 6267 at Page 353 as Document No. 26358.

BOTH PORTIONS OF LOT 6B

TOGETHER with rights granted by virtue of an Indenture recorded at the Halifax County Registry of Deeds in Book 3725 at Page 1151 as Document No. 39353 with respect to a 25 foot right-of-way extending from the Southeastern

2025-02-13 09:50:19

boundary of the herein described Lot 6B to the Public Highway (Whynacht Point Road).

SUBJECT HOWEVER to restrictive covenants as set forth in a Warranty Deed registered on August 20, 1998 at the Halifax County Registry of Deeds in Book 6266 at Page 250 as Document No. 26051.

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

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: 1990

Plan or Document Number: 27210

External Comments:

Description Change Details:

Reason:

Author of New or

Changed Description:

Name:

Registered Instruments:

Comments:


