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All and singular that certain lot, piece, parcel or tract of land situate lying and being on the western side of the Cow Bay Public Road, at Cow Bay, in the County of Halifax, Province of Nova Scotia and being Block "JS-X", as shown outlined in heavy dark lines on a plan of survey shewing Lands of the Estate of Alexander Osborne, now claimed by the Heirs of John T. Silver, dated the 12th day of June A.D. 1985 and bearing the latest revised date of the 10th day of February A.D. 1995, and drawn by K. W. Robb and Associates Limited, Nova Scotia Land Surveyors and which lot may be more particularly described as follows:

Beginning at a survey marker set on the western boundary of the Cow Bay Road and which survey marker forms the southeastern corner of Lands of James S. Osborne, as shown on said plan is marked "A" and is on the arc of a curve having a radius of four hundred and fifty-eight decimal six one feet (458.61') and is distant thirty-three feet (33') from the centre line of the Cow Bay Public Road.

Thence to run along the southwestern boundary of Lands of James S. Osborne and continuing along the southwestern boundary of Lands of Helen E. Osborne and following the course of a barbed wire fence on a bearing of north thirty-nine degrees twenty-nine minutes zero three seconds west (N39°-29'-03"W) for a distance of one thousand five hundred and fourteen decimal seven eight feet (1,514.78') to a survey marker set on the southern boundary line of Lands of Armoyan Group Limited and which survey marker is marked "B" on said plan.

Thence to run along a portion of the southern boundary line of Lands of Armoyan Group Limited and following the course of a barbed wire fence on a bearing of north eighty degrees twenty-seven minutes twenty-nine seconds west (N80°-27'-29"W) for a distance of one thousand five hundred and ninety-eight decimal two three feet (1,598.23') to a survey marker and which survey marker is marked "C" on said plan and is on the eastern or rear boundary line of Lands of James Arthur Mosher.

Thence to run along a portion of the eastern or rear boundary line of Lands of James Arthur Mosher on a bearing of south twenty-seven degrees thirty-one minutes forty-five seconds east (S27°-31'-45"E) for a distance of two hundred and forty-one

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decimal one eight feet (241.18') to a survey marker set at the most northerly corner of Lands of Francis Lloyd Misener and which survey marker is marked "D" on said plan.

Thence to run along the eastern or rear boundary line of Lands of Francis Lloyd Misener and following the course of a barbed wire fence on a bearing of south twenty-six degrees fifty-one minutes twenty-one seconds east (S26°51'21"E) for a distance of six hundred and sixty decimal zero feet (660.0') to a survey marker and which survey marker forms the most southeasterly corner of Lands of the aforesaid Francis Lloyd Misener and is marked "E" on said plan.

Thence to run along a portion of the southeastern side line of Lands of Francis Lloyd Misener on a bearing of south forty-one degrees thirty-eight minutes forty-one seconds west (S41°38'41"W) for a distance of twenty-one decimal three zero feet (21.30') to a nail set in a wooden stake and which wooden stake is marked "F" on said plan and forms the most northerly corner of Lands of Hendrix J. Kwindt and Elizebeth Kwindt.

Thence to run along the eastern or rear boundary line of Lands of Hendrix J. Kwindt and Elizebeth Kwindt and following the course of a barbed wire fence to the most northerly corner of Lands of Stephen Arthur Mosher and Louise Leslie Mosher and continuing along the eastern or rear boundary line of the said Lands of Stephen Arthur Mosher and Louise Leslie Mosher on a bearing of south twenty-four degrees seventeen minutes thirteen seconds east (S24°17'13"E) for a total distance of one thousand three hundred and ninety-three decimal four three feet (1,393.43') to a survey marker marked "G" on said plan.

Thence to continue along the eastern boundary line of Lands of Stephen Arthur Mosher and Louise Leslie Mosher on a bearing of south twenty-four degrees seventeen minutes thirteen seconds east (S24°17'13"E) for a distance of ten feet more or less (10'±) or to a point marking the ordinary high water mark of the western shore of the waters of the Cow Bay Pond and which point is marked "G1" on said plan.

Thence to run in a general northeasterly, northwesterly, northeasterly and southeasterly directions and following the ordinary high water mark of the said western and northern shore of the waters of Cow Bay Pond for a distance of two thousand two hundred feet more or less (2,200'±) to a survey marker and which survey marker is marked "H" on said plan and forms the most westerly corner of Lands of Allen Osborne.

The Last described survey marker is subtended by a traverse line running on a bearing of north thirty-eight degrees sixteen minutes twenty-three seconds east (N38°16'23"E) one thousand two hundred and three decimal nine eight feet (1,203.98') from a survey marker marked "G" on said plan set on the eastern or rear

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boundary line of Lands of Stephen Arthur Mosher and Louise Leslie Mosher.

Thence to run along the northwestern boundary of Lands of Allen Osborne and following the course of a wire fence on bearings and distances of north fifty-three degrees zero four minutes twenty-seven seconds east ($N53^{\circ}04'27''E$) one hundred and fifty-two decimal nine four feet (152.94') to a survey marker marked "J" on said plan, and north seventy-three degrees fifty-six minutes thirty-one seconds east ($N73^{\circ}56'31''E$) sixty-three decimal zero two feet (63.02') to a survey marker set on the southwestern boundary of York Road (so called) and which marker is marked "K" on said plan.

Thence to run along the southern boundary of York Road (so called) on a bearing of south thirty-two degrees thirty-four minutes fifteen seconds east ($S32^{\circ}34'15''E$) for a distance of one hundred decimal three seven feet (100.37') to a survey marker and which survey marker marks the most northwesterly corner of Lands of Gerald Arthur Silver and Edward James Silver.

Thence to continue along the southwestern boundary of York Road (so called) and following the various courses thereof in a general southeasterly direction for a distance of four hundred and eighty feet more or less ($480\pm$) to a survey marker and which survey marker is marked "K1" on said plan.

The last described York Road distance is subtended by a traverse line running on a bearing of south forty-five degrees twenty-seven minutes ten seconds east ($S45^{\circ}27'10''E$) four hundred and sixty-five decimal four one feet (465.41').

Thence to run along the northwestern and northern boundary of Lands of Gerald Arthur Silver and Edward James Silver on bearings and distances of north sixty-six degrees thirty-eight minutes zero five seconds east ($N66^{\circ}38'05''E$) thirty-seven decimal eight six feet (37.86') to a survey marker marked "K2" on said plan and south sixty-four degrees forty-three minutes fifty-five seconds east ($S64^{\circ}43'55''E$) two hundred and fifty-seven decimal three six feet (257.36') to a survey marker marked "K3" on said plan and which survey marker is on the western boundary of the Cow Bay Public Road and is on the arc of a curve having a radius of four hundred and fifty-eight decimal six one feet (458.61') and is distant thirty-three feet (33') from the centre line of the Cow Bay Public Road.

Thence to the left following the arc of the said curve along the western boundary of the Cow Bay Public Road for a distance of one hundred and six decimal eight seven feet (106.87') to the place of beginning.

A Lot of Land containing forty-one decimal nine acres more or less ($41.9A\pm$).

All bearings are M. T. M. GRID and are referenced to Nova Scotia Control Monuments Numbers 4394 and 4395.

