

PARCEL DESCRIPTION REPORT

2025-10-03 16:13:47

PID: 5019849
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2005-01-28 11:17:48

All and singular that certain lot piece or parcel of land situate lying and being at Waterloo Lake in the County of Annapolis in the Province of Nova Scotia, being Waterloo Avenue as shown on a final plan of subdivision of lands deeded to Torus Country Lands Inc. prepared by Brian A. Anderson & Associates Limited dated December 5 1997 (revised December 17 1997, January 13 1998 and January 15, 1998), approved on January 30, 1998 and filed at the Land Registration Office as Plan 5843 and being more particularly described as follows:

COMMENCING at Nova Scotia Coordinate Monument #14595;

THENCE North 46 degrees 08 minutes 55 seconds East for a distance of 1470.360 metres to a survey marker placed at the intersection of the Northern boundary of lands deeded to Calvin F. Acker & Carrie E. Acker with the Eastern boundary of remaining lands deeded to Torus Country Lands Inc. (40.47 Ha). Said intersection being the Point of Beginning;

THENCE North 15 degrees 51 minutes 42 seconds West for a distance of 114.300 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the left having a radius of 356.616 metres and an arc length of 251.199 metres being subtended by a chord of North 36 degrees 02 minutes 28 seconds West for a distance of 246.038 metres to a point. Said point being the End of Curve;

THENCE North 56 degrees 13 minutes 14 seconds West for a distance of 121.920 metres to a point. Said point being a Beginning of Curve;

THENCE: along a curve to the right having a radius of 106.680 metres and an arc length of 132.336 metres being subtended by a chord of North 20 degrees 40 minutes 8 seconds West for a distance of 124.013 metres to a point. Said point being the End of Curve;

THENCE North 14 degrees 51 minutes 17 seconds East for a distance of 60.855 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the right having a radius of 126.204 metres and an arc length of 87.728 metres being subtended by a chord of North 34 degrees 46 minutes 07 seconds East for a distance of 85.972 metres to a point. Said point being the End of Curve;

THENCE North 54 degrees 40 minutes 58 seconds East for a distance of 50.204 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the left having a radius of 51.501 metres and an arc length of 288.519 metres being subtended by a chord of North 05 degrees 45 minutes 53 seconds East for a distance of 77.639 metres to a point. Said point being the End of Curve;

THENCE North 43 degrees 09 minutes 11 seconds West for a distance of 239.025 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the left having a radius of 282.166 metres and an arc length of 137.646 metres being subtended by a chord of North 57 degrees 07 minutes 41 seconds West for a distance of 136.285 metres to a point. Said point being the End of Curve;

PARCEL DESCRIPTION REPORT

2025-10-03 16:13:47

THENCE North 71 degrees 06 minutes 11 seconds West for a distance of 92.781 metres to a point. Said point being a Beginning of Curve;

THENCE: along a curve to the right having a radius of 617.482 metres and an arc length of 210.692 metres being subtended by a chord of North 61 degrees 19 minutes 41 seconds West for a distance of 09.672 metres to a point. Said point being the End of Curve;

THENCE along a curve to the left having a radius of 542.544 metres and an arc length of 228.223 metres being subtended by a chord of North 63 degrees 36 minutes 15 seconds West for a distance of 226.544 metres to a point;

THENCE along a curve to the right having a radius of 390.076 metres and an arc length of 324.147 metres being subtended by a chord of North 51 degrees 50 minutes 55 seconds West for a distance of 314.901 metres to a point;

THENCE North 28 degrees 02 minutes 34 seconds West for a distance of 145.289 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the right having a radius of 922.935 metres and an arc length of 337.998 metres being subtended by a chord of North 17 degrees 33 minutes 05 seconds West for a distance of 336.113 metres to a point;

THENCE North 07 degrees 03 minutes 36 seconds West for a distance of 44.938 metres to a point;

THENCE along a curve to the left having a radius of 8.501 metres and an arc length of 10.571 metres being subtended by a chord of North 42 degrees 41 minutes 06 seconds West for a distance of 9.903 metres to a point;

THENCE along a curve to the right having a radius of 19.812 metres and an arc length of 83.454 metres being subtended by a chord of North 42 degrees 21 minutes 49 seconds East for a distance of 34.080 metres to a point;

THENCE South 07 degrees 03 minutes 36 seconds East for a distance of 75.155 metres to a point;

THENCE along a curve to the left having a radius of 902.818 metres and an arc length of 330.631 metres being subtended by a chord of South 17 degrees 33 minutes 05 seconds East for a distance of 328.789 metres to a point;

THENCE South 28 degrees 02 minutes 34 seconds East for a distance of 145.288 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the left having a radius of 369.959 metres and an arc length of 307.431 metres being subtended by a chord of South 51 degrees 50 minutes 56 seconds East for a distance of 298.661 metres to a point;

THENCE along a curve to the right having a radius of 562.661 metres and an arc length of 236.685 metres being subtended by a chord of South 63 degrees 36 minutes 14 seconds East for a distance of 234.944 metres to a point;

THENCE along a curve to the left having a radius of 597.366 metres and an arc length of 203.828 metres being subtended by a chord of South 61 degrees 19 minutes 41 seconds East for a distance of 202.841 metres to a point;

THENCE South 71 degrees 06 minutes 11 seconds East for a distance of 92.781 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the right having a radius of 302.282 metres and an arc length of 147.459 metres being subtended by a chord of South 57 degrees 07 minutes 41 seconds East for a distance of 146.002 metres to a point. Said

PARCEL DESCRIPTION REPORT

2025-10-03 16:13:47

point being the End of Curve;

THENCE South 43 degrees 09 minutes 11 seconds East for a distance of 239.024 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the right having a radius of 71.618 metres and an arc length of 122.291 metres being subtended by a chord of South 05 degrees 45 minutes 53 seconds West for a distance of 107.966 metres to a point. Said point being the End of Curve;

THENCE South 54 degrees 40 minutes 58 seconds West for a distance of 50.204 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the left having a radius of 106.087 metres and an arc length of 73.744 metres being subtended by a chord of South 34 degrees 46 minutes 07 seconds West for a distance of 72.268 metres to a point. Said point being the End of Curve;

THENCE South 14 degrees 51 minutes 17 seconds West for a distance of 60.855 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the left having a radius of 86.563 metres and an arc length of 107.381 metres being subtended by a chord of South 20 degrees 40 minutes 58 seconds East for a distance of 100.627 metres to a point. Said point being the End of Curve;

THENCE South 56 degrees 13 minutes 14 seconds East for a distance of 121.920 metres to a point. Said point being a Beginning of Curve;

THENCE along a curve to the right having a radius of 376.733 metres and an arc length of 264.943 metres being subtended by a chord of South 36 degrees 04 minutes 24 seconds East for a distance of 259.517 metres to a point. Said point being the End of Curve;

THENCE South 15 degrees 51 minutes 42 seconds East for a distance of 114.300 metres to a point;

THENCE South 72 degrees 55 minutes 35 seconds West for a distance of 20.121 metres to the Point of Beginning.

All bearings are Grid Bearings (1979 Datum) 3 Degree Transverse Mercator Projection and all distances are in metres.

Being and intended to be a portion of those lands described in a deed recorded in the Registry of Deeds office in Lawrencetown in Annapolis Co. Nova Scotia in Book 553, Page 527.

MGA Compliance Statement: The above described parcel complies with the Subdivision Provisions of Part IX of the Municipal Government Act whereas an approved plan of subdivision has been filed under the Registry Act or registered or recorded under the Act.

TOGETHER WITH a 66 foot Right of Way over Crown Land as shown on a plan showing survey of Right of Way over Crown Land, Waterloo Lake Area, Annapolis County, Province of Nova Scotia and being more particularly described as follows:

COMMENCING at Nova Scotia control surveys monument No. 14595.

PARCEL DESCRIPTION REPORT

2025-10-03 16:13:47

THENCE South 72 degrees 31 minutes 53 seconds East for a distance of 3333.62 feet, to a survey marker placed (A740) on the Northeastern boundary Highway No.10. Said survey marker being the Point of Beginning.

THENCE North 37 degrees 03 minutes 55 seconds East for a distance of 117.44 feet, to a survey marker placed (A788) on a Southeastern boundary of an Old Military Road.

THENCE along the aforementioned Southeastern boundary of an Old Military Road, North 66 degrees 26 minutes 50 seconds East for a distance of 134.52 feet, to a survey marker placed (A791).

THENCE South 37 degrees 03 minutes 55 seconds West for a distance of 216.96 feet, to a survey marker placed (A747) on the Northeastern boundary of Highway No.10.

THENCE along the aforementioned Northeastern boundary of Highway No.10, North 67 degrees 56 minutes 40 seconds West for a distance of 68.33 feet, to a survey marker placed (A740). Said survey marker being the Point of Beginning.

A tract of land containing 0.25 acres, more or less.

All bearings are Grid Bearings (1979 Datum), 3 Degree. Transverse Mercator Projection, and all distances are in feet.

Being and intended to be a 66 foot Right of Way over Crown Land as shown on a plan showing survey of Right of Way over Crown Land, Waterloo Lake Area, Annapolis County, to be granted to Torus Country Lands Inc., prepared by Brian A. Anderson & Associates Ltd., dated June 9, 1997 and filed at the Registry of Deeds as Plan No. 5817. Field plot P-140/97.

ALSO TOGETHER WITH a 66 foot Right of Way over Crown Land as shown on a plan showing survey of Right of Way over Crown Land, Waterloo Lake Area, Annapolis County, Province of Nova Scotia and being more particularly described as follows:

COMMENCING at Nova Scotia control surveys monument No.14595,

THENCE South 72 degrees 31 minutes 53 seconds East for a distance of 3333.62 feet, to a Crown survey marker placed (A740) on the Northeastern boundary of Highway No.10.

THENCE North 37 degrees 03 minutes 55 seconds East for a distance of 321.27 feet, to Crown survey marker placed (A789) on the Northern boundary of an Old Military Road. Said survey marker being the Point of Beginning.

THENCE North 37 degrees 03 minutes 55 seconds East for a distance of 1259.59 feet, to a survey marker placed (A741). Said marker being the Beginning of Curve.

THENCE along a curve to the left having a radius of 536.66 feet and an arc length of 495.75 feet, being subtended by a chord of North 10 degrees 36 minutes 07 seconds East for a distance of 478.31 feet, to a survey marker placed (A742). Said marker being the End of Curve.

THENCE North 15 degrees 51 minutes 42 seconds West for a distance of 1581.64 feet, to a survey marker placed (A743) on the Southern boundary of lands deeded to Calvin F. Acker and Carrie E. Acker.

THENCE along the aforementioned Southern boundary of lands deeded to Calvin F. Acker and Carrie E. Acker, North 71 degrees 33 minutes 06 seconds East for a distance of 66.07 feet, to a survey marker placed (A744).

PARCEL DESCRIPTION REPORT

2025-10-03 16:13:47

THENCE South 15 degrees 51 minutes 42 seconds East for a distance of 1584.63 feet, to a survey marker placed (A745). Said marker being the End of Curve.

THENCE along a curve to the right having a radius of 602.66 feet and an arc length of 556.71 feet, being subtended by a chord of South 10 degrees 36 minutes 07 seconds West for a distance of 537.13 feet to a survey marker placed (A746). Said marker being the beginning of Curve.

THENCE South 37 degrees 03 minutes 55 seconds West for a distance of 1142.37 feet, to a survey marker placed (A790) on the Northern boundary of an Old Military Road.

THENCE the aforementioned Northern boundary of an Old Military Road, South 66 degrees 26 minutes 50 seconds West for a distance of 134.52 feet, to a survey marker placed (A789). Said survey marker being the Point of Beginning.

A tract of land containing 5.02 acres, more or less.

All bearings are Grid Bearings (1979 Datum), 3 Degree Transverse Mercator Projection, and all distances are in feet.

Being and intended to be a 66 foot Right of Way over Crown Land as shown on a plan showing survey of Right of Way over Crown Land, Waterloo Lake Area, Annapolis County, to be granted to Torus Country Lands Inc., prepared by Brian A. Anderson & Associates Ltd., dated June 9, 1997 and filed at the Registry of Deeds as Plan No. 5817. Field plot P-140/97.

ALSO TOGETHER WITH a 66 foot Right of Way over lands deeded to Calvin F. Acker and Carrie E. Acker, being at Waterloo Lake Area, Annapolis County, Province of Nova Scotia and being more particularly described as follows:

COMMENCING at Nova Scotia control surveys monument #14595;

THENCE North 59 degrees 04 seconds East for a distance of 4407.38 feet to a survey marker placed on the Northern boundary of Crown Land at a distance of 89 feet from the Eastern boundary of lands deeded to Calvin F. Acker and Carrie E. Acker, also being the Western boundary of lands deeded to Errol I. Knickle and Roger E. I. Knickle. Said survey marker being the Point of Beginning;

THENCE along a line parallel to and 89 feet from the Eastern boundary of lands deeded to Calvin F. Acker and Carrie E. Acker, also being the Western boundary of lands deeded to Errol I. Knickle and Roger E. I. Knickle, North 15 degrees 51 minutes 42 seconds West for a distance of 1132.88 feet, to a survey marker placed on the Southern boundary of lands deeded to Torus Country Lands Inc.;

THENCE along the aforementioned Southern boundary of lands deeded to Torus Country Lands Inc., North 72 degrees 55 minutes 35 seconds East for a distance of 66.01 feet, to a survey marker placed at a distance of 23 feet from the Eastern boundary of lands deeded to Calvin F. Acker and Carrie E. Acker, also being the Western boundary of lands deeded to Errol I. Knickle and Roger E. I. Knickle;

THENCE along a line 23 feet from, and parallel to the Eastern boundary of lands deeded to Calvin F. Acker and Carrie E. Acker, also being the Western boundary of lands deeded to Errol I. Knickle and Roger E. I. Knickle, South 15 degrees 51 minutes 42 seconds East for a distance of 1131.30 feet, to a survey marker placed on the Northern boundary of Crown Lands;

THENCE along the aforementioned Northern boundary of Crown Land, South 71 degrees 33 minutes 06 seconds East

PARCEL DESCRIPTION REPORT

2025-10-03 16:13:47

for a distance of 66.07 feet, to a survey marker placed. Said survey marker being the Point of Beginning.

A tract of land containing 1.715 acres, more or less.

All bearings are Grid Bearings (1979 Datum), 3 Degree Transverse Mercator Projection, and all distances are in feet.

Being and intended to be a portion of lands deeded to Calvin F. Acker and Carrie E. Acker, as is described in a deed recorded in the Registry of Deeds office in Lawrencetown, Annapolis County, Nova Scotia, in Book 384, Page 539.

Being the Right of Way granted by Carrie (Acker) Crook to Torus Country Lands Inc. in Book 557, Page 711 and being shown on Plan 5817.

SUBJECT TO an Easement to Nova Scotia Power Inc. dated October 22, 2001 and recorded at the Registry of Deeds for the County of Annapolis in Book 625, Page 442. The lands affected by the power line easement are the lots and access roads as shown on a Plan of Subdivision filed at the Registry of Deeds for the County of Annapolis as number 5843, but not including any lots previously conveyed by Torus Country Lands Inc. prior to the date of the Easement, and also the lands and access roads designated as Alexander Avenue and Andrew Point Road as shown on a Tentative Plan of Subdivision to Create Lots 5 to 48 Inclusive as prepared by Brian A. Anderson dated February 23, 1998, a copy of said Plan being attached to the Easement. Said Easement having a width of 20 feet adjacent to the boundaries of the various roads to accommodate the placement of poles and anchors.

SUBJECT TO the use in common with all others entitled thereto of the Right of Way for persons and vehicles over and upon the said access road known as Waterloo Avenue as shown on the Plan of Subdivision filed at the Registry of Deeds for the County of Annapolis as Plan No. 5843 on January 30, 1998.

External Comments:

Description Change Details:

Reason:

Author of New or

Changed Description:

Name:

Registered Instruments:

Comments: