

## PARCEL DESCRIPTION REPORT

2025-10-06 14:20:36

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**PID:** 5266937  
**CURRENT STATUS:** ACTIVE  
**EFFECTIVE DATE/TIME:** 2021-07-07 09:35:00

All that lot of land situate at Cornwallis Park, in the County of Annapolis, Province of Nova Scotia, shown as Lot 227 on plan entitled "Plan of Subdivision Showing Lot 227, Lands of Cornwallis Park Development Association" and dated May 22, 2001 by E. C. Keen, N.S.L.S, the said of land being more particularly bounded and described as follows:

BEGINNING at a survey marker set on the north boundary of Highway 1 at the southeast corner of the lot of land herein described and being distant 804.10 feet on an azimuth of 250 degrees 18 minutes 23 seconds from Nova Scotia Coordinate Monument #14807;

THENCE 244 degrees 04 minutes 00 seconds a distance of 133.90 feet along the said highway boundary to a survey marker;

THENCE 245 degrees 37 minutes 45 seconds a distance of 182.66 feet along the said highway boundary to a survey marker and the beginning of a curve to the left;

THENCE southwesterly an arc distance of 117.48 feet along the said curve having a radius of 146.79 feet and chord distance of 114.37 feet on an azimuth of 222 degrees 42 minutes 06 seconds to a survey marker;

THENCE 199 degrees 46 minutes 28 seconds a distance of 22.04 feet along the said highway boundary to a survey marker at the beginning of a curve to the right;

THENCE southwesterly an arc Distance of 88.02 feet along the said curve having a radius of 205.80 feet and chord distance of 87.35 feet on an azimuth of 212 degrees 01 minutes 38 seconds to a survey marker in center of a brook;

THENCE westerly along the center of the said brook a distance of 340 feet more or less to a survey marker being distant 196.83 feet on an azimuth of 294 degrees 53 minutes 27 seconds, thence 97.10 feet on an azimuth of 238 degrees 02 minutes 59 seconds, thence 39.75 feet on an azimuth of 313 degrees 37 minutes 43 seconds from the last-mentioned survey marker, and being along lands of Marilyn Purdy to the south boundary of the abandoned Dominion Atlantic Railway;

THENCE 50 degrees 16 minutes 53 seconds a distance of 96.87 feet along the said Railway boundary to a survey marker at the beginning of a curve to the left;

THENCE northeasterly an arc distance of 570.04 feet along the said curve having a radius of 1612.90 feet and chord distance of 567.08 feet on an azimuth of 40 degrees 09 minutes 23 seconds to the end of said curve;

THENCE 30 degrees 01 minutes 53 seconds a distance of 197.70 feet along the said Railway boundary to a survey marker on the south boundary of Atlantic Avenue;

THENCE southeasterly an arc distance of 128.86 feet along the curvature of the said Avenue boundary to the left, having a radius of 236.00 feet and chord distance of 127.26 feet on an azimuth of 132 degrees 25 minutes 11 seconds to a survey marker;

THENCE 221 degrees 03 minutes 30 seconds a distance of 40.56 feet along remaining lands of Cornwallis Park Development Association to a survey marker;

THENCE 161 degrees 06 minutes 04 seconds a distance of 313.03 feet along said remaining lands to the point of beginning.

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Said lot of land containing 4.139 acres and being a portion of lands conveyed to Cornwallis Park Development Association by deed as recorded at the Registry of Deeds, for the County of Annapolis in Book 539, Page 266 (Parcel B).

All Azimuths referable to Grid North, Nova Scotia Co-ordinate System. Zone 5, Central Meridian 64 degrees 30 minutes West, 1979 adjustment.

Subject to a water and sewer easement in favour of the Municipality of the County of Annapolis as shown in said Plan and described in a deed registered on September 19, 2001 in Book 622 at Page 189 as document number 2134.

AND ALSO

All that parcel of land situate at Cornwallis Park, in the County of Annapolis, Province of Nova Scotia, shown as Parcel C on plan entitled Plan of Survey Showing Parcel C, Crown Land and dated June 28, 2005 by E.C. Keen, N.S.L.S., filed at Department of Natural Resources Office at Halifax under Field Plot P-020/05 and also recorded at the Annapolis County Land Registration Office at Lawrencetown on August 31, 2005 as plan/document no. 82882011, the said parcel of land being more particularly bounded and described as follows:

BEGINNING at a survey marker set on the northwestern boundary of Lot 227, lands of Basin Wellness Society at the northeast corner of the lot of land herein described. Said survey marker being distant 315.090 metres on a bearing of 267 degrees 35 minutes 25 seconds from Nova Scotia Co-ordinate Monument #14807;

THENCE southwesterly an arc distance of 81.674 metres along said Lot 227 following a curve to the right, having a radius of 491.612 metres to a survey marker. Said curve having a chord distance of 81.580 metres on a bearing of 215 degrees 21 minutes 45 seconds;

THENCE 13 degrees 52 minutes 20 seconds a distance of 22.128 metres along Crown Land to a survey marker;

THENCE 42 degrees 56 minutes 01 seconds a distance of 61.527 metres along said Crown Land to the point of beginning.

Said parcel of land containing 422.88 square metres and being a portion of Crown Land,

Land Purchase Document #3756, recorded at the Registry of Deeds in Book 646, Pages 383 to 389.

All bearings referable to Grid North, Nova Scotia Co-ordinate System, Zone 5, Central Meridian 64 degrees 30 minutes West, 1979 adjustment.

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

Exemption:

The parcel is exempted from subdivision approval under the Municipal Government Act because the parcel was created by a subdivision

Reason for exemption:

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Clause 268(2)(h) that is a consolidation of a part of an abandoned railway right of way with adjacent land.

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**External Comments:**

**Description Change Details:**

**Reason:**

**Author of New or**

**Changed Description:**

**Name:**

**Registered Instruments:**

**Comments:**