

Schedule "A"

Legal Description

Lot 146A

Elmsdale

239

Lots 146A being all that certain piece and parcel of land lying and being on Endale Drive in Elmsdale, Hants County, Nova Scotia as shown on a plan of survey of Lots 143A, 143B, 144A, 144B, 146A and 146B a subdivision of lots 143, 144 and 146 lands of ASC Residential Properties Limited signed by Joseph R. Alcorn, N.S.L.S. dated August 30, 1994 and filed as Alderney Consultants Limited plan number 946126-5. Said Lot 146A being more particularly described as follows;

Beginning at a point on the southeastern boundary of Endale Drive which point is also the western corner of Lot 147;

Thence South $54^{\circ}25'30''$ East a distance of 181.92 feet along the southwestern boundary of Lot 147 to a point on the northwestern boundary of lands of Constantin P. Seidl which point is also the south corner of Lot 147;

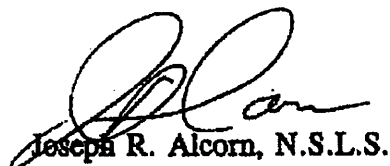
Thence South $40^{\circ}04'21''$ West a distance of 38.66 feet along a portion of the northwestern boundary of said lands of Constantin P. Seidl to a point, which point is also the east corner of Lot 146B;

Thence North $54^{\circ}25'31''$ West a distance of 186.10 feet along the northeastern boundary of Lot 146B and through the centre dividing wall of the existing dwelling to a point on the southeastern boundary of Endale Drive, which point is also the north corner of Lot 146B;

Thence North $46^{\circ}10'15''$ East a distance of 39.21 feet along the southeastern boundary of Endale Drive to the place of beginning and containing an area of 7091 square feet.

SUBJECT TO AND TOGETHER WITH service easement SE-146AB over a portion of Lot 146B and the lot herein described for the purposes of maintaining municipal services. Said easement being 10' on either side of the boundary between Lot 146B and the lot herein described and extending from the northwestern boundaries of Lot 146B and the lot herein described a distance of 35.6 feet as measured along the boundary between lot 146B and the lot herein described from the common front corner of Lot 146B and the lot herein described to the front foundation wall. Said easement to exclude any portion of the foundation included therein.

All bearings are based on 3° M.T.M. Grid North Central Meridian $64^{\circ}30'$ West.



Joseph R. Alcorn, N.S.L.S.

Property Online Map

Date: February 27, 2024 14:11:42



PID: 45243300
County: HANTS COUNTY
LR: LAND REGISTRATION

Address: 28 B ENDALE DRIVE
ELMSDALE
LOT 146A
Owner: STANLEY CHARLES WOOD

AAN: 07867476
Value: \$283,700.00 (2024
RESIDENTIAL TAXABLE)

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.

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