



# Land Registration View

file # 113-16

\* Indicates interests inherited on subdivision or re-configuration of parcel

<b>PID</b>	<b>70137310</b>	<b>Parcel Type</b>	STANDARD PARCEL	<b>Status</b>	ACTIVE
<b>Area</b>	16.30 ACRE(S) (DEED)	<b>Parcel Access</b>	PUBLIC	<b>Manag. Unit</b>	MU9930
<b>Lot</b>		<b>Created</b>	Jun 01, 1995 12:00:00AM	<b>Manner of Tenure</b>	NOT APPLICABLE
<b>PDCA Status</b>	APPROVED	<b>Municipal Unit</b>	REGION OF QUEENS MUNICIPALITY	<b>LR Status</b>	LAND REGISTRATION
<b>LR Status</b>	LAND REGISTRATION	<b>LR Date</b>	Feb 10, 2006 09:49:25AM		

<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>
<u>37 FRAIL ROAD</u> <u>WESTFIELD</u>	QUEENS COUNTY	Yes	Not Assigned by Municipality

**Comments**

<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>
<u>01560654</u>	\$90,000.00 (2024 RESIDENTIAL TAXABLE)	100	000	

**Registered Interests**

Interest Holder (Qualifier)	Interest Holr	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
MICHAEL DWAYNE FANCY	FEE SIMPLE	DEED	1998	<u>894</u> <a href="#">View Doc</a>	Book 348 Page 395	Jun 18, 1998	No

**Farm Loan Board - Occupants & ...**

Name	Interest Holder Type	Mailing Address
No Records Found		

**Benefits to the Registered Interests**

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
70137328	SERVIENT TENEMENT PID	DEED	1975	<u>954</u> <a href="#">View Doc</a>	Book 140 Page 484	Apr 30, 1975
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	1975	<u>954</u> <a href="#">View Doc</a>	Book 140 Page 484	Apr 30, 1975

**Burdens on the Registered Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Textual Qualifications on Title**

**Qualifications Text**

No Records Found

**Tenants in Common not registered pursuant to the Land Registration Act**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Recorded Interests**

Recorded Interests (Qualifier) Interest Holder (Qualifier)	Interest Holder Type Interest Holder Type	Mailing-Address Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date Registration Date
HOUSEHOLD REALTY CORPORATION LIMITED	MORTGAGEE	3381 STEELES AVENUE E SUITE 300 TORONTO ON CA M2H 3S7	MORTGAGE	2006	<a href="#">84348508</a> <a href="#">View Doc</a>		Feb 14, 2006

**Parcel Description**

All that certain lot, piece or parcel of land located in Westfield, in the County of Queens, Province of Nova Scotia, more particularly described as follows:

Beginning at a stake standing on the Southern line of a Lot of 105 acres of land granted to George A. Colp, in the district of Westfield and at a distance of 13 links on a course South 64 degrees East from the Southwest angle thereof;

Thence North 71 degrees East 12 chains and 81 links to a stake and stones;

Thence South 16 degrees East 5 chains and 7 links to a stake and stones;

Thence South 85 degrees East 5 chains and 8 links to a stake and stones;

Thence North 70 degrees East 3 chains and 28 links to a former stake and stones, now a survey marker and being on the West boundary of the Paul E. Fancy and Gail P. Fancy property, the former Richard Cook property;

Thence South 01 degrees 30 minutes West 211.80 feet more or less along the West boundary of the Paul and Gail Fancy property to an iron post at the Southwest corner thereof;

Thence in a Southeasterly direction along the property formerly of Cecil Frail and along the Northern limit of the Frail Road to a point on the West boundary of the Elbert and Helen Fancy;

Thence South 02 degrees 18 minutes 30 seconds East and crossing the Frail Road and continuing along the property of Elbert and Helen Fancy to a wood post being 235 feet more or less Southerly from the Southwest limit of the Frail Road;

Thence South 02 degrees 18 minutes 30 seconds East continuing along the West boundary of the property of Elbert and Helen Fancy 39.52 feet or to a survey marker by a wood post and stones and designated by the letter C on a Plan of Survey 31-812, dated December 8, 1981 prepared by A. and E. Turner & Associates and revised June 5, 1998 by Turner Surveys;

Thence South 37 degrees 03 minutes 30 seconds West along the property of Odessa Mansfield 119.59 feet to an iron bolt on the North boundary of the Dwight Mansfield property;

Thence North 62 degrees 40 minutes 0 seconds West along the Dwight Mansfield property 74.10 feet to a survey marker;

Thence North 62 degrees 38 minutes 19 seconds West along the property of Geneva Frail and the property now or formerly of Letitia M. Frail and the property of Clifford Donnellan 1723.42 feet or to the place of beginning.

Saving and excepting that portion of the Frail Road, a public highway, which passes through a potion of the above described lot as depicted on Plan P-1518.

Saving and excepting a northeast portion of the above described lot, severed by the Frail Road, as depicted on Plan P-1518

Together with the right to use the well on the lands formerly of Richard Cook and Donna Cook, as found in Book 140 at Page 484.

Reference should be made to a Surveyors Certificate with a boundary line agreement noted thereon which is dated December 8, 1981 and recorded at the Queens County Registry on April 1, 1982 in Book 200 at Page 654 and also filed as P-1518.

The description for this parcel originates with a deed dated 1975-04-26, registered in the registration district of Queens, in book 140 at page 484 and the subdivision is validated by Section 291 of the Municipal Government Act.

**Non-Enabling Documents**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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**Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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**AFR Bundles**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Non-Registered	<a href="#">186186</a>	2006	AFR BUNDLE	HC 483-14-313774410		2/21/2006

**Parcel Relationships**

**Related PID**

[70244934](#)

INFANT PARCEL

**THIS IS NOT AN OFFICIAL RECORD**

*No Non-Enabling Documents Found*  
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RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE

file # 001-24

AAN: 01027816

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
 OWNER: PETER CSAICSICH & OLGA CSAICSICH  
 PARCEL ID(s): 70139589  
 ADDRESS: TUPPER LAKE, WESTFIELD  
 LOT & SUBDIVISION: LOT 17 LANDWIDE HOLDINGS LTD, BACKLAND SUBDIVISION

ADDITIONAL INFORMATION & INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

## SUMMARY

Property Online associates AAN 01027816 with PID 70139589 mapped as 1411 acres at Tupper Lake, Westfield. It has no public road frontage; access is by deeded private right-of-way. The listing cites no title reference, but we find deed 159-225, item 1 page 6. The description in that deed is based on survey plan P-458 and is consistent with the mapping.

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SEARCHED FROM: 1976

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: P-458

APPROVED: N/A

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# R. L. Hunt Survey Associates Limited

NOVA SCOTIA LAND SURVEYOR

LANDWIDE HOLDINGS LIMITED BACKLAND SUBDIVISION LOT # 17

ALL that certain lot, piece or parcel of land situate, lying and being to the east of Tupper Lake in the area of Northfield, County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at an iron bolt with aluminum cap set on the western sideline of a forty foot (40') access road, the said iron bolt with aluminum cap marking the southeast bound of Lot # 16;

THENCE to follow along the western sideline of the said forty foot (40') access road in a southerly direction to an iron bolt with aluminum cap marking the northeast bound of Lot # 19; bearings and distances to be used as a tie between the two iron bolts with aluminum caps set on the western sideline of the forty foot (40') access road are as follows: north sixty-three degrees twenty-nine minutes forty-five seconds east ( $N63^{\circ}-29'-45''E$ ) sixty-one decimal sixteen feet (61.16'); south nine degrees thirty-four minutes thirty-five seconds west ( $S9^{\circ}-34'-35''W$ ) one hundred ninety-seven decimal twenty-seven feet (197.27'); south zero six degrees twenty-seven minutes zero five seconds east ( $S06^{\circ}-27'-05''E$ ) one hundred nine decimal ninety-one feet (109.91'); south zero five degrees forty-one minutes zero five seconds east ( $S05^{\circ}-41'-05''E$ ) two hundred seven decimal eighty-three feet (207.83') and north twenty-eight degrees fifty-six minutes zero five seconds west ( $N28^{\circ}-56'-05''W$ ) sixty-two decimal ninety-one feet (62.91');

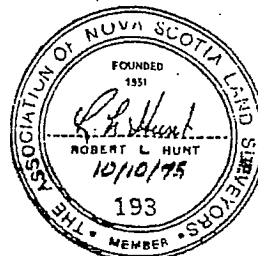
THENCE to follow along the northern boundary of Lot # 19 and Lot # 18 south sixty-five degrees sixteen minutes thirty-five seconds west ( $S65^{\circ}-16'-35''W$ ) nine hundred nineteen decimal forty-five feet (919.45') to an iron bolt with aluminum cap set on the northern boundary of Lot # 18; and also marking the southeast bound of Lot # 15;

THENCE to follow along the eastern boundary of Lot # 15 north fourteen degrees forty-three minutes twenty-five seconds west ( $N14^{\circ}-43'-25''W$ ) eight hundred seventy-five decimal seventeen feet (875.17') to an iron bolt with aluminum cap marking the southwest bound of Lot # 16;

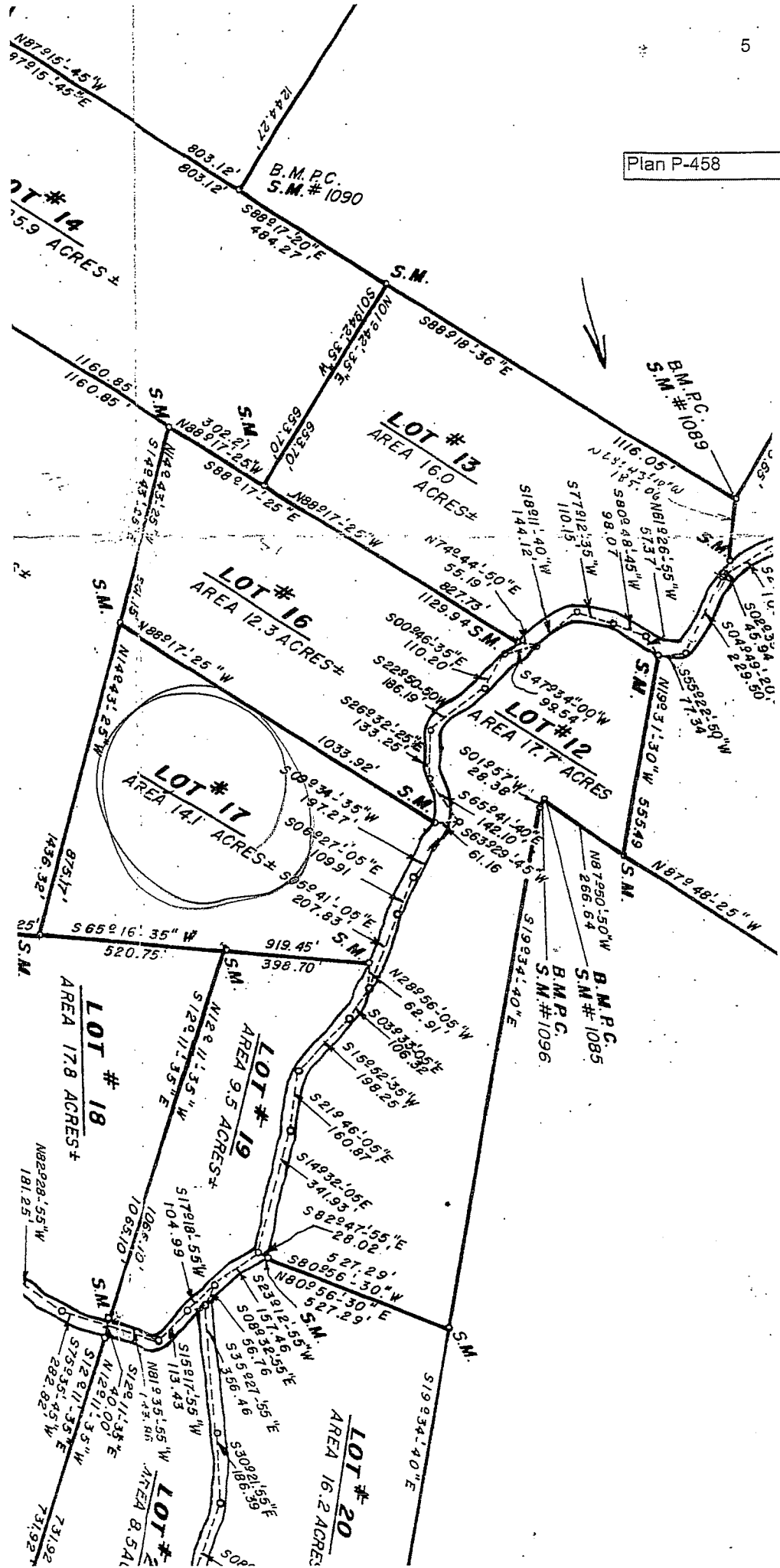
THENCE to follow along the southern boundary of Lot # 16 south eighty-eight degrees seventeen minutes twenty-five seconds east ( $S88^{\circ}-17'-25''E$ ) one thousand thirty-three decimal ninety-two feet (1033.92') to the point of beginning;

TOGETHER WITH a right-of-way over the existing roads which run through the sub-division and the roads which run through the Tupper Lake Acres Sub-Division;

The above described parcel of land being or intended to be Lot # 17 and to contain in all 14.1 acres more or less and being shown on a Plan of Survey # 7014 by R. L. Hunt Survey Associates Limited, surveyed April and May 1975 and signed by R. L. Hunt, N.S.L.S. # 193.



Plan P-458





RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE

file # 002-24

AAN: 01027824

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
OWNER: PETER CSAICSICH & OLGA CSAICSICH  
PARCEL ID(s): 70139571  
ADDRESS: TUPPER LAKE, WESTFIELD  
LOT & SUBDIVISION: LOT 16 LANDWIDE HOLDINGS LTD, BACKLAND SUBDIVISION  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

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## SUMMARY

Property Online associates AAN 01027824 with PID 70139571 mapped as 12.3 acres at Tupper Lake, Westfield. It has no public road frontage; access is by deeded private right-of-way. The listing cites no title reference, but we find deed 159-222, item 1 page 6. The description in that deed is based on survey plan P-458 and is consistent with the mapping.

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SEARCHED FROM: 1976

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: P-458

APPROVED: N/A

# R. L. Hunt Survey Associates Limited

NOVA SCOTIA LAND SURVEYOR

LANDWIDE HOLDINGS LIMITED BACKLAND SUBDIVISION LOT # 16

ALL that certain lot, piece or parcel of land situate, lying and being to the east of Tupper Lake in the area of Northfield, County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at an iron bolt with aluminum cap set on the western side of a forty foot (40') access road, the said iron bolt with aluminum cap marking the southeast bound of Lot # 13;

THENCE to follow along the western sideline of the said forty foot (40') access road in a southerly direction to an iron bolt with aluminum cap marking the northeast bound of Lot # 17; bearings and distances to be used as a tie between the two iron bolts with aluminum caps set on the western sideline of the forty foot (40') access road are as follows: north seventy-four degrees forty-four minutes fifty seconds east (N74°-44'-50"E) fifty-five decimal nineteen feet (55.19'); south forty-seven degrees thirty-four minutes zero zero seconds west (S47°-34'-00"W) ninety-nine decimal fifty-four feet (99.54'); south zero zero degrees forty-six minutes thirty-five seconds east (S00°-46'-35"E) one hundred ten decimal twenty feet (110.20'); south twenty-two degrees fifty minutes fifty seconds west (S22°-50'-50"W) one hundred eighty-six decimal nineteen feet (186.19'); south twenty-six degrees thirty-two minutes twenty-five seconds east (S26°-32'-25"E) one hundred thirty-three decimal twenty-five feet (133.25'); south sixty-five degrees forty-one minutes forty seconds east (S65°-41'-40"E) one hundred forty-two decimal ten feet (142.10') and south sixty-three degrees twenty-nine minutes forty-five seconds west (S63°-29'-45"W) sixty-one decimal sixteen feet (61.16');

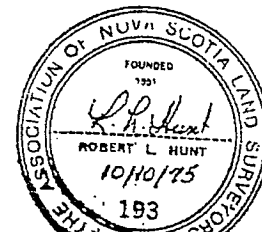
THENCE to follow along the northern boundary of Lot # 17, north eighty-eight degrees seventeen minutes twenty-five seconds west (N88°-17'-25"W) one thousand thirty-three decimal ninety-two feet (1033.92') to an iron bolt with aluminum cap set on the eastern boundary of Lot # 15;

THENCE to follow along the eastern boundary of Lot # 15, north fourteen degrees forty-three minutes twenty-five seconds west (N14°-43'-25"W) five hundred sixty-one decimal fifteen feet (561.15') to an iron bolt with aluminum cap set on the southern boundary of Lot # 14;

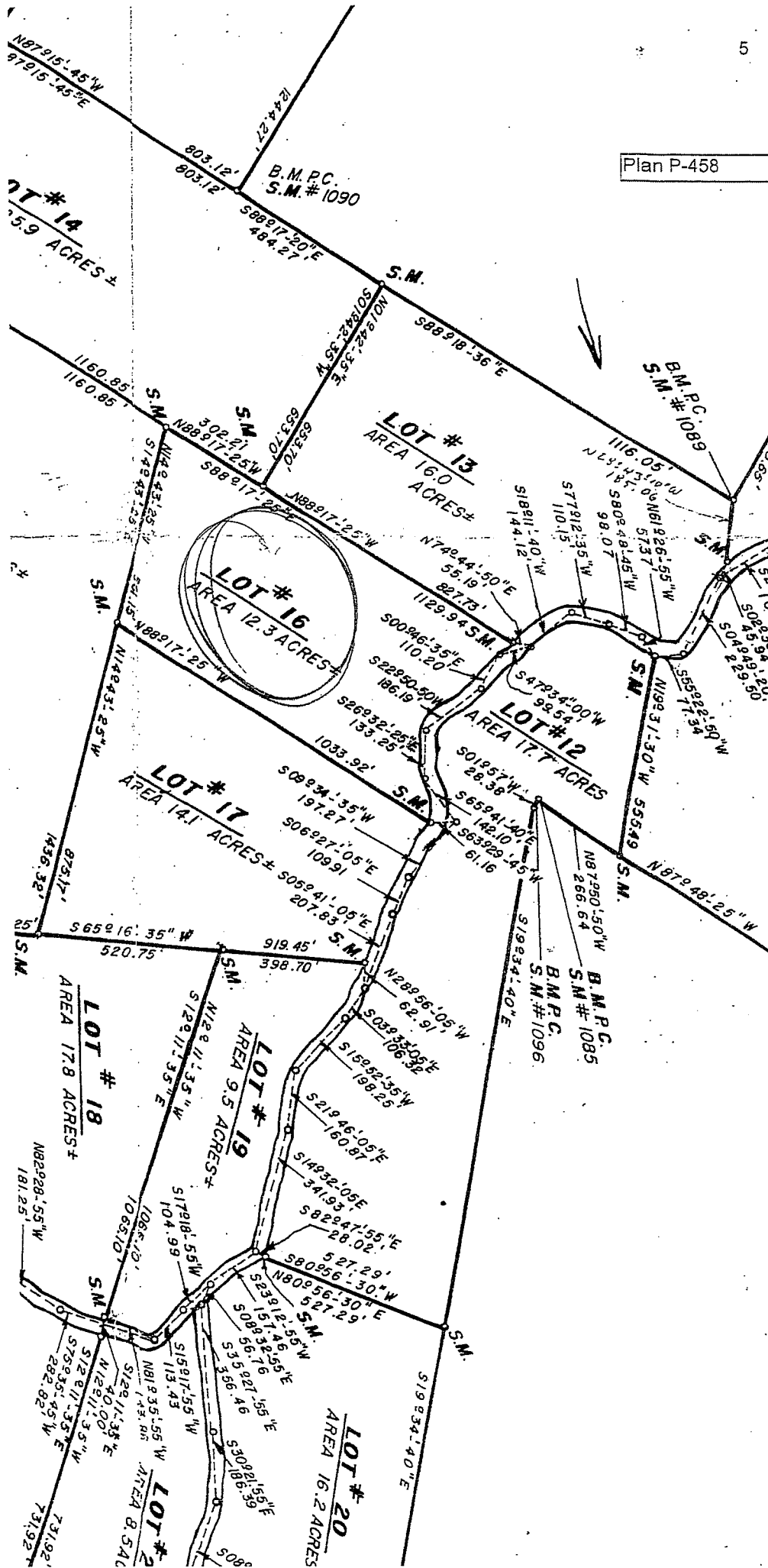
THENCE to follow along the southern boundary of Lot # 14 and Lot # 13 south eighty-eight degrees seventeen minutes twenty-five seconds east (S88°-17'-25"E) eleven hundred twenty-nine decimal ninety-four feet (1129.94') to the point of beginning;

TOGETHER WITH a right-of-way over the existing roads which run through the sub-division and the roads which run through the Tupper Lake Acres Sub-Division;

The above described parcel of land being or intended to be Lot # 16 and to contain in all 12.3 acres more or less and being shown on a Plan of Survey # 7014 by R. L. Hunt Survey Associates Limited, surveyed April and May 1975 and signed by R. L. Hunt, N.S.L.S. # 193.



Plan P-458





RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE

*file 003-24*

AAN: 01027832

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
 OWNER: PETER CSAICSICH & OLGA CSAICSICH  
 PARCEL ID(s): 70139548  
 ADDRESS: TUPPER LAKE, WESTFIELD  
 LOT & SUBDIVISION: LOT 13 LANDWIDE HOLDINGS LTD, BACKLAND SUBDIVISION  
 ADDITIONAL INFORMATION  
 & INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

## SUMMARY

Property Online associates AAN 01027832 with PID 70139548, mapped as 15.2 acres at Tupper Lake, Westfield. It has no public road frontage; access is by deeded private right-of-way. The listing cites no title reference, but we find deed 159-219, item 1 page 6. The description in that deed is based on survey plan P-458 and is consistent with the mapping.

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SEARCHED FROM: 1976

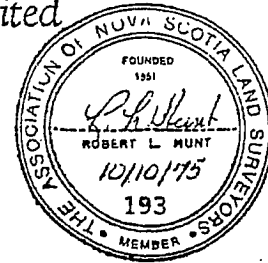
TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: P-458

APPROVED: N/A

## R. L. Hunt Survey Associates Limited

NOVA SCOTIA LAND SURVEYOR



LANDWIDE HOLDINGS LIMITED BACKLAND SUBDIVISION LOT # 13

ALL that certain lot, piece or parcel of land situate, lying and being to the east of Tupper Lake in the area of Northfield, County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at an iron bolt with aluminum cap set on the western sideline of a forty foot (40') access road, the said iron bolt with aluminum cap marking the northeast bound of Lot # 16;

THENCE to follow along the northern boundary of Lot # 16, north eighty-eight degrees seventeen minutes twenty-five seconds west (N88°-17'-25"W) eight hundred twenty-seven decimal seventy-three feet (827.73') to an iron bolt with aluminum cap marking the southeast bound of Lot # 14;

THENCE to follow along the eastern boundary of Lot # 14, north zero one degrees forty-two minutes thirty-five seconds east (N01°-42'-35"E) six hundred fifty-three decimal seventy feet (653.70') to an iron bolt with aluminum cap set on the southern boundary of property owned by Bowaters Mersey Paper Company Limited;

THENCE to follow along the southern boundary of property owned by Bowaters Mersey Paper Company Limited, south eighty-eight degrees eighteen minutes thirty-six seconds east (S88°-18'-36"E) eleven hundred sixteen decimal zero five feet (1116.05') to an iron bolt with aluminum cap and stones marked "BMPC # 1089";

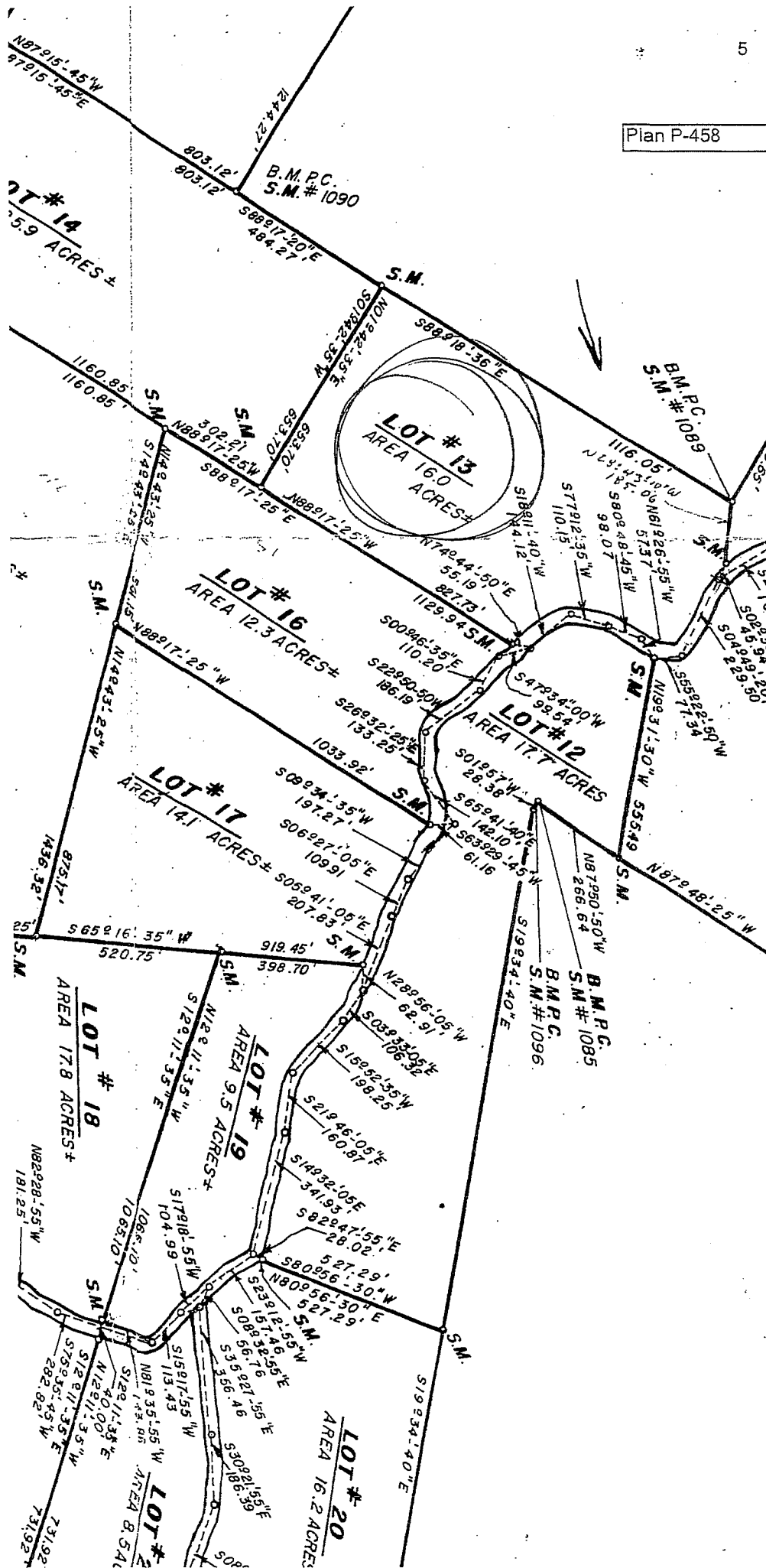
THENCE to follow along the western boundary of Lot # 3, south twenty-eight degrees forty-three minutes ten seconds east (S28°-43'-10"E) one hundred eighty-five decimal zero six feet (185.06') to an iron bolt with aluminum cap set on the northwest sideline of the said forty foot (40') access road;

THENCE following the northwestern sideline of the forty foot (40') access road in a southwesterly direction to the point of beginning; bearings and distances to be used as a tie between the two iron bolts with aluminum caps set on the western sideline of the forty foot (40') access road are as follows: south zero two degrees thirty-five minutes ten seconds east (S02°-35'-10"E) forty-five decimal ninety-four feet (45.94'); south zero four degrees forty-nine minutes twenty seconds east (S04°-49'-20"E) two hundred twenty-nine decimal fifty feet (229.50') south fifty-five degrees twenty-two minutes fifty seconds west (S55°-22'-50"W) seventy-seven decimal thirty-four feet (77.34'); north sixty-one degrees twenty-six minutes fifty-five seconds west (N61°-26'-55"W) fifty-seven decimal thirty-seven feet (57.37'); south eighty degrees forty-eight minutes forty-five seconds west (S80°-48'-45"W) ninety-eight decimal zero seven feet (98.07'); south seventy-seven degrees twelve minutes thirty-five seconds west (S77°-12'-35"W) one hundred ten decimal fifteen feet (110.15'); south eighteen degrees eleven minutes forty seconds west (S18°-11'-40"W) one hundred forty-four decimal twelve feet (144.12') and south seventy-four degrees forty-four minutes fifty seconds west (S74°-44'-50"W) fifty-five decimal nineteen feet (55.19');

Together with a right-of-way over the existing roads which run through the sub-division and the roads which run through the Tupper Lake Acres Sub-Division;

The above described parcel of land being or intended to be Lot # 13 and to contain in all 16.0 acres more or less and being shown on a Plan of Survey # 7014 by R. L. Hunt Survey Associates Limited, surveyed April and May 1975 and signed by R. L. Hunt, N.S.L.S. # 193.

Plan P-458





RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE *file # 004-24*

AAN: 06059201

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
OWNER: DOROTHY JEAN OLIVER  
PARCEL ID(s): 70139670  
ADDRESS: TUPPER LAKE, WESTFIELD  
LOT & SUBDIVISION: LOT 25-A MEDLEE LTD  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

## SUMMARY

Property Online associates AAN 06059201 with PID 70139670, mapped as 5.05 acres at Tupper Lake, Westfield. Access is by deeded private right-of-way. The listing cites as a title reference deed 333-71, item 4 page 11. The description in that deed refers to Plan P-1705 (see page 7), which is consistent with the mapping.

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SEARCHED FROM: 1971

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: P-1705

APPROVED: N/A

## SCHEDULE "A"

## Lot #25A

ALL that certain lot, piece or parcel of land situated, lying and being on the northern side of a 66' wide right-of-way through the sub-division of Medlee Limited on the eastern side of Tupper Lake in the County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at an iron bolt with aluminum cap set on the northern sideline of a 66' wide right-of-way, the said iron bolt with aluminum cap marking the southeast bound of Lot #25 and marking the southwest bound of the lot herein described;

THENCE to follow along the northeastern boundary of Lot #25, N 47°-26'-45" W, 400.05 feet to an iron bolt with aluminum cap marking an angle in the said boundary;

THENCE to continue along the northeastern sideline of Lot #25, N 55°-26'-45" W, 965.95 feet to an iron bolt with aluminum cap set on the boundary of other lands owned by Medlee Limited;

THENCE to follow other lands of Medlee Limited, N 32°-14'-17" W, 166.53 feet to Bowater Mersey Paper Company Limited survey marker #1082;

THENCE to follow along the southern boundary of property owned by Bowater Mersey Paper Company Limited, S 85°-51'-03" E, 307.87 feet to an iron bolt with aluminum cap marking the northwest bound of Lot #25B;

THENCE to follow along the southwestern boundary of Lot #25B, S 47°-25'-15" E, 1313.81 feet to an iron bolt with aluminum cap set on the northern sideline of the aforesaid 66' wide right-of-way;

THENCE to follow along the northern sideline of the said right-of-way, S 63°-12'-22" W, 106.82 feet to the point of beginning;

The above described parcel of land being or intended to be Lot #25A and to contain in all 5.05 acres more or less as shown on a Plan of Survey #7014 showing sub-division for Medlee Limited, surveyed April and May 1975 with revisions the final one being dated the 7th day of September, 1983 and filed as P-1705.

TOGETHER WITH a right-of-way over the roads in the said sub-division and a right-of-way to the public highway.

Reference should be had to the following:

1. Being a portion of lands conveyed by Randolph Silver to Medlee Limited by the 1971 deeds recorded in Book 199 Page 333 and Book 119 Page 336;
2. Being a portion of the original Lot #25 (22.5 acres) in Red Pine Retreat, also referred to as N.S. 7625. Said lot is shown on that Plan filed as P-1601, December 7th, 1972;
3. Said original Lot #25 was later divided into Lot #25A on the northeast, containing 12.65 acres and sometimes referred to as N.S. 8074, and Lot #25 on the southwest, containing 9.9 acres and sometimes referred to as N.S. 7625;
4. Those Lots #25 and #25A were later sub-divided into Lot #25 (6.2 acres); Lot #25-A (5.05 acres); Lot #25-B (5.6 acres) and Lot #25-C (5.6 acres). These lots were also known as N.S. 8311, N.S. 8312, N.S. 8313 and N.S. 8314 respectively.
5. Lots 25, 25-A, 25-B and 25-C are shown on a 1975 Medlee Limited Plan prepared by R.L. Hunt. No. 7014, containing revisions to 1983, and filed as P-1705 on October 26th, 1983.





RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE

file # 005-24

AAN: 05412862

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
OWNER: H M DIGNAM CORPORATION LTD  
PARCEL ID(s): 70138581  
ADDRESS: SAND COVE ROAD, WESTFIELD  
LOT & SUBDIVISION: LOT 56 MED-LEE SUBDIVISION  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

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## SUMMARY

Property Online associates AAN 05412862 with PID 70138581, mapped as 3.62 acres on Sand Cove Road at Westfield. The listing cites no title reference, but we find deed 306-601, item 4 page 12. The description in that deed is consistent with the mapping.

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SEARCHED FROM: 1975

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: NONE

APPROVED: N/A

## SCHEDULE "A"

## LOT #56

ALL that certain lot situate on the northeastern side of Tupper Lake in Queens County, Nova Scotia and more particularly bounded as follows:

BEGINNING at the point of intersection of the northwestern sideline of Lot #55 on the southwestern sideline of the subdivision road;

THENCE S 84°-46'-52" W along said Lot #55, 685.12 feet to a survey marker;

THENCE S 45°-00'-00" W along said Lot #55, 219.74 feet to a survey marker on the shoreline of Tupper Lake;

THENCE northeasterly along said shoreline 232 feet more or less to the southeast corner of the Access Lot known as Lot #57;

THENCE N 84°-24'-00" E along Lot #57 to a survey marker;

THENCE continuing at the same bearing 398.78 feet to a survey marker on said southwestern sideline of the sub-division road;

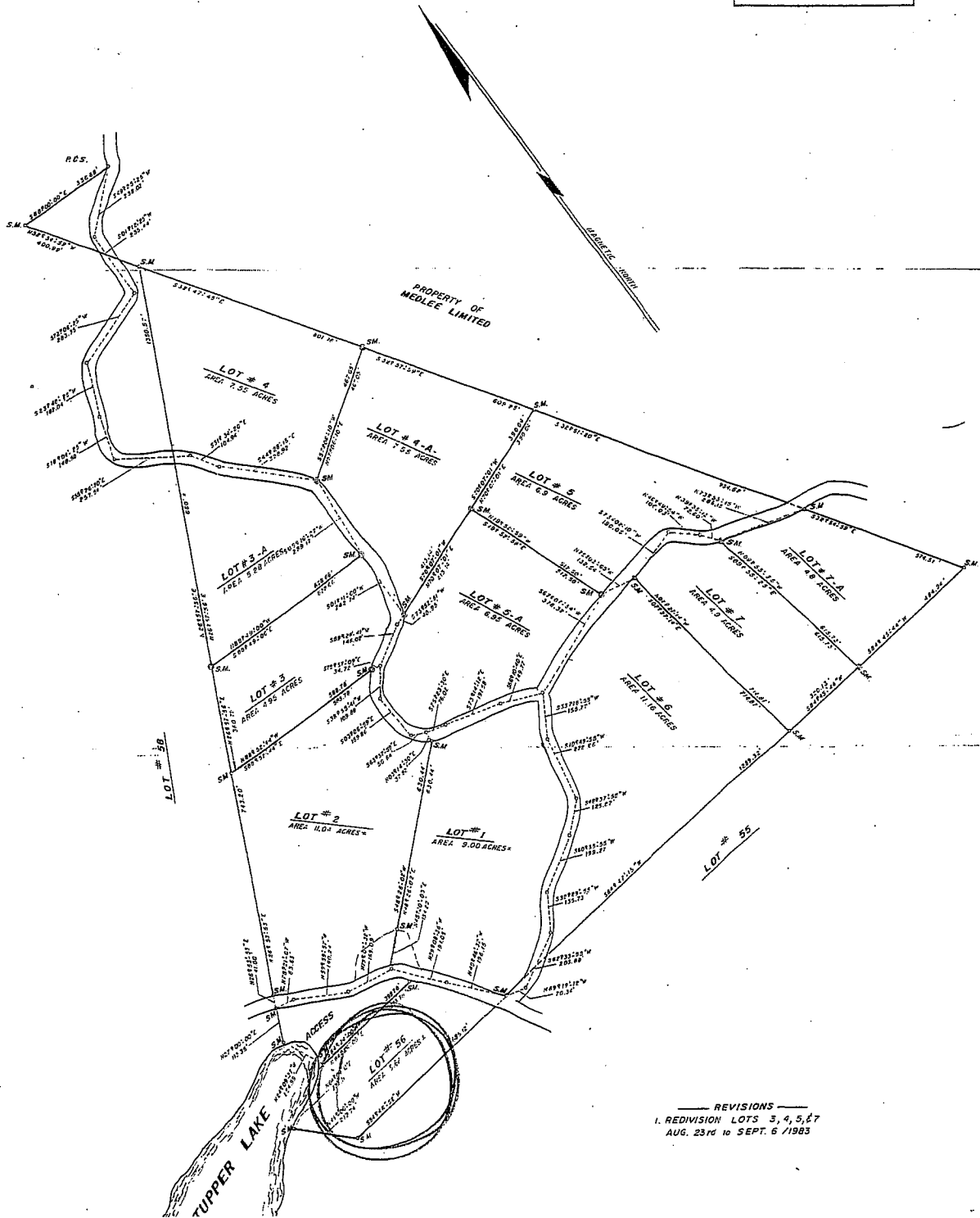
THENCE southeasterly along said subdivision road to the place of beginning. Containing 3.26 acres more or less.

TOGETHER WITH a right-of-way over the roads leading through the subdivision to the public highway;

Reference should be had to the following:

1. Being that portion of the original lot #56 (14.9 acres) that lies on the southwestern side of said Subdivision Road. See Plan of Tupper Lake Area dated August 1972 and filed as P-139;
2. Being a portion of lands conveyed by Randolph Silver to Medlee Limited by the 1971 deeds recorded in Book 119 Page 333 and Book 119 Page 336;
3. Lot #56 (14.9 acres) was conveyed by Medlee Limited to Sol Mednick by the 1973 deed in Book 125 Page 551 and by Sol Mednick to Landwide Holdings Limited in Book 140 Page 153;
4. Lot #56 (3.62 acres) is shown on R. L. Hunt Plan #5093 filed as P-1199 and later amended and filed as P-1706. Said lot is sometimes referred to as Access Lot #56;
5. The company name, Landwide Holdings Limited was changed to Canadian Estate Land Corporation effective April 14th, 1980 by a Certificate recorded in Book 248 Page 450;
6. The company name, Canadian Estate Land Corporation was changed to Silversword Corporation effective March 11th, 1988 by a Certificate attached to a deed recorded in Book 268 Page 135.

Plan 1706



SCHEDULE "A"

ALL those certain lots, pieces or parcels of land, situate, lying and being near Tupper Lake, in the County of Queens, and Province of Nova Scotia, some of which extend into the County of Annapolis, which lots are shown on a Plan prepared by R.L. Hunt, N.S.L.S. dated August, 1972 and numbered 1, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 62, 64, 66, 68, 70, 72, 74, 76, 78 and 80.

BEING the same lots of land as were conveyed by Medlee Limited to Sol Mednick on the 22nd day of January, A.D. 1973 which said Deed is recorded at the Registry of Deeds, Liverpool, Queens County on the 2nd day of February, A.D. 1973 in Book 125 at Page 551 under Number 101, saving and excepting lot Number 60 which was sold by Sol Mednick to Richard Morgan, which Deed may be found at the above-mentioned registry in Book 132 at Page 251. And by Medlee Limited to Sol Mednick on the 1st day of January, A.D. 1973 and recorded at the Registry of Deeds at Liverpool, Queens County in Book 125 at Page 497, saving and excepting lot Number 82 which was sold by Sol Mednick to Fritz Nendsa by Deed which may be found at the registry above-mentioned in Book 133 at Page 252.

SUBJECT to a mortgage with Randolph R. Silver in the face amount of \$55,000.00 on these and other lots, dated the 24th day of December, A.D. 1972, recorded at the Registry of Deeds office at Liverpool, N. S. on the 11th day of January, A.D. 1973 in Book 119 at Page 655.

*Rel*

P. O. BOX 1118

LIVERPOOL, N. S.

R. L. HUNT

Medlee Limited Sub-division NOVA SCOTIA LAND SURVEYOR

Lot No. 56

All that certain lot, piece or parcel of land situated, lying and being on the north eastern side of Tupper Lake, in the county of Queens, the province of Nova Scotia, and being more particularly bounded and described as follows:

Beginning at an iron bolt set on the eastern shore of Tupper Lake, the said iron bolt marking the north west bound of Lot No. 55 and the south west bound of the Lot herein described, from thence to run along the shores of Tupper Lake, north sixty-four degrees zero four minutes eleven seconds east (N 64° - 04' - 11" E) two hundred thirty-two point eleven feet (232.11') to an iron bolt with aluminum cap marking the south west bound of Lot No. 57, from thence to run along the southern boundary of Lot No. 57, north eighty-four degrees twenty-four minutes zero zero seconds east (N 84° - 24' - 00" E) three hundred ninety-eight point seventy-eight feet (398.78') to an iron bolt with an aluminum cap set on the western side of a forty foot access road, thence crossing the said forty foot access road and continuing north eighty-four degrees twenty-four minutes zero zero seconds east (N 84° - 24' - 00" E) nineteen hundred ninety-five feet (1995.1') more or less to a base line, thence along the said base line south thirty-four degrees zero six minutes fifty-eight seconds east (S 34° - 06' - 58" E) three hundred ten feet (310.1') more or less to the north eastern bound of Lot No. 55, thence along the northern boundary of Lot No. 55 south eighty-four degrees forty-six minutes fifty-two seconds west (S 84° - 46' - 52" W) nineteen hundred thirty feet (1930.1') more or less to an iron bolt with aluminum cap set on the eastern side of a forty foot access road, then crossing the said forty foot access road and continuing south eighty-four degrees forty-six minutes fifty-two seconds west (S 84° - 46' - 52" W) six hundred eighty-five point twelve feet (685.12') to an iron bolt with aluminum cap, thence north forty-five degrees zero zero minutes zero zero seconds west (N 45° - 00' - 00" W) two hundred nineteen point seventy-four feet (219.74') to an iron bolt with aluminum cap set on the shores of Tupper Lake and being the point of beginning.

Containing in all fourteen point nine acres (14.9) more or less.

Saving and excepting from the above described parcel of land an access road being forty feet (40') wide, and being located as shown on a plan of survey showing sub-division for Medlee Limited, dated March to August 1972, and signed by R. L. Hunt, N.S.L.S. No. 193.

All bearings are magnetic as of 1972, magnetic variation of that year being west twenty-one degrees zero two minutes thirty-eight seconds (W 21° - 02' - 38").

RLH:mg

*R. L. Hunt* N.S.L.S. #193  
Nova Scotia Land Surveyor



RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE

file # 006-24

AAN: 02429594

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
OWNER: H M DIGNAM CORPORATION LTD  
PARCEL ID(s): 70138573  
ADDRESS: SAND COVE ROAD, WESTFIELD  
LOT & SUBDIVISION: LOT 57 MED-LEE SUBDIVISION  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

## SUMMARY

Property Online associates AAN 02429594 with PID 70138573, mapped as 29,062 square feet on road at place. The listing cites no title reference, but we find deed 306-601, item 6 page 14. The description in that deed is consistent with the mapping.

### **THIS IS NOT AN OFFICIAL RECORD**

This title search and any attached materials have been prepared for Region of Queens Municipality (RQM) by legal professionals. RQM does not guarantee the accuracy, age, or reliability of this information. Any maps provided in this package are not intended to be used for legal descriptions or to calculate exact dimensions or area. Region of Queens Municipality has not carried out surveys on these properties and prospective purchasers are strongly advised to seek their own legal advice and/or surveys prior to bidding on any tax sale or tax tender properties.

SEARCHED FROM: 1975

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: NONE

APPROVED: N/A

E10

8.

## SCHEDULE "A"

## LOT #57

ALL that certain lot situate on the northeastern side of Tupper Lake in Queens County, Nova Scotia and more particularly bounded as follows:

BEGINNING on the shoreline of Tupper Lake at the northwestern corner of Lot #56;

THENCE N 84°-24'-00" E along Lot #56 to a survey marker;

THENCE continuing on the same bearing 398.78 feet to a survey marker on the southwestern sideline of the subdivision road;

THENCE northwesterly along said road sideline to a survey marker on the sideline of Lot #58;

THENCE S 27°-00'-00" E along Lot #58, 113.35 feet to a survey marker on the shoreline of Tupper Lake;

THENCE southerly along said shoreline to the place of beginning;

TOGETHER WITH a right-of-way over the roads leading through the subdivision to the public highway.

Reference should be had to the following:

1. Being that portion of the original Lot #57 (70.81 acres) that lies on the southwestern side of said subdivision road. See Plan of Tupper Lake Area dated August 1972 and filed as P-139.
2. Being a portion of lands conveyed by Randolph Silver to Medlee Limited by the 1971 deeds recorded in Book 119 Page 333 and Book 119 Page 336;
3. Lot #57 (70.81 acres) was conveyed by Medlee Limited to Marvin Lee by the 1973 deed in Book 125 Page 508 and by Marvin Lee to Landwide Holdings Limited by the 1975 deed in Book 140 Page 157;
4. Lot #57 (70.81 acres) was conveyed by Landwide Holdings Limited to Wurthmann by the 1978 deed in Book 171 Page 607 and by Wurthmann back to Landwide Holdings Limited by deed dated 1978 and recorded in Book 173 Page 713;
5. Lot #57, sometimes simply referred to as "Access Lot" is shown on R.L. Hunt Plan #5093 filed as P-1199 and later amended and filed as P-1706;
6. The company name, Landwide Holdings Limited was changed to Canadian Estate Land Corporation effective April 14th, 1980 by a Certificate recorded in Book 248 Page 450;
7. The company name, Canadian Estate Land Corporation was changed to Silversword Corporation effective March 11th, 1988 by a Certificate attached to a deed recorded in Book 268 Page 135.





RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE

file # 007-24

AAN: 04839269

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
OWNER: GILBERT GORMAN  
PARCEL ID(s): 70153549  
ADDRESS: HIBERNIA ROAD, HIBERNIA  
LOT & SUBDIVISION:  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

## SUMMARY

Property Online associates AAN 04839269 with PID 70153549, mapped as 0.34 acres on Hibernia Road at Hibernia. The listing cites as a title reference deed 296-297, item 2 page 5. The description in that deed is consistent with the mapping.

### **THIS IS NOT AN OFFICIAL RECORD**

This title search and any attached materials have been prepared for Region of Queens Municipality (RQM) by legal professionals. RQM does not guarantee the accuracy, age, or reliability of this information. Any maps provided in this package are not intended to be used for legal descriptions or to calculate exact dimensions or area. Region of Queens Municipality has not carried out surveys on these properties and prospective purchasers are strongly advised to seek their own legal advice and/or surveys prior to bidding on any tax sale or tax tender properties.

SEARCHED FROM: 1982

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: NONE

APPROVED: N/A

①

W Deed  
29 Apr 1982  
20 July 1982  
\$1.00  
202-664  
#2014

Conveys: ALL that certain piece or parcel of land situated, lying and being at Hibernia, in the County of Queens, Province of Nova Scotia and being more particularly bounded and described as follows

BEGINNING at an iron bolt, said bolt being situated on the property line between lands of Mr. Lionel Weare of Hibernia and Ellis and Gene Douglas of Caledonia, thirty-three feet from the centre line of the Hibernia Road, and running North 68 degrees West along the said property line for a distance of 150 feet more or less to an iron bolt;

THENCE North 22 degrees East along a blazed line for a distance of 100 feet more or less to an iron bolt;

THENCE South 68 degrees along a blazed line for a distance of 150 feet more or less to an iron bolt;

THENCE South 22 degrees West along the edge of the road right-of-way for a distance of 100 feet to the place of beginning,

said area containing approximately 0.34 acres.



# Land Registration View

file # 010-24

\* Indicates interests inherited on subdivision or re-configuration of parcel

<b>PID</b>	<b>70154893</b>	<b>Parcel Type</b>	STANDARD PARCEL	<b>Status</b>	ACTIVE
<b>Area</b>	14250 SQUARE FEET (SCALED)	<b>Parcel Access</b>	PUBLIC	<b>Manag. Unit</b>	MU9929
<b>Lot</b>		<b>Created</b>	Jun 01, 1995 12:00:00AM	<b>Manner of Tenure</b>	NOT APPLICABLE
<b>PDCA Status</b>	APPROVED	<b>Municipal Unit</b>	REGION OF QUEENS MUNICIPALITY		
<b>LR Status</b>	LAND REGISTRATION	<b>LR Date</b>	Dec 03, 2014 03:31:22PM		
<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>		
<u>77 WESTFIELD ROAD</u>	QUEENS COUNTY	Yes	Not Assigned by Municipality		
<u>CALEDONIA</u>					

**Comments**

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>04075285</u>	\$27,000.00 (2024 COMMERCIAL TAXABLE)	110	000	

**Registered Interests**

Interest Holder (Qualifier)	Interest Holder	pe Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
CRAIG MOYLES	FEE SIMPLE	D 2018	<u>113776539</u> <a href="#">View Form</a> <a href="#">View Doc</a>		Dec 20, 2018	No

**Farm Loan Board - Occupants & ...**

Name	Interest Holder Type	Mailing Address
No Records Found		

**Benefits to the Registered Interests**

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

**Burdens on the Registered Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Textual Qualifications on Title**

Qualifications Text
No Records Found

**Tenants in Common not registered pursuant to the Land Registration Act**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Recorded Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
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**Recorded Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
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No Records Found

**Parcel Description**

ALL that certain parcel of land situate in the district of Caledonia, in the County of Queens and bounded and described as follows:

BEGINNING at an iron stake in the western line of lands of the Queens County Fair Association, same being the northwestern corner of a lot of land conveyed from the said Queens County Fair Association to Andrew McGinnis, dated January 31, 1944;

THENCE along the western line of said Queens County Fair Association, north 17 deg and 30 min east 150 feet to an iron stake and stones;

THENCE south 73 deg and 30 min east 98.5 feet to an iron stake and stones in the western margin of the highway leading from Caledonia to Westfield;

THENCE southwardly along the western margin of the said highway to the northern line of the said Andrew McGinnis lot;

THENCE north 73 deg and 30 min. west 92.8 feet to the place of beginning.

BEING those lands described in Book 92 Page 398, Doc. No. 11060.

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

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

**Non-Enabling Documents**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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No Non Enabling Documents Found

**Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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No Non Enabling Plans Found

**AFR Bundles**

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
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No AFR Bundles Found

**Parcel Relationships**

Related PID	Type of Relationship
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No Related PIDs Found

**THIS IS NOT AN OFFICIAL RECORD**

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests (Land Registration Act subsection 26(1)).

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 23(1)].

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Property Online Version 1.0  
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 If you have comments regarding our site please direct them to: [propertyonline@novascotia.ca](mailto:propertyonline@novascotia.ca)  
 Please feel free to submit Problems you find with the Property Online website.



# Land Registration View

file # 013-24

\* Indicates interests inherited on subdivision or re-configuration of parcel

<b>PID</b>	<b>70258884</b>	<b>Parcel Type</b>	STANDARD PARCEL	<b>Status</b>	ACTIVE
<b>Area</b>	1.50 ACRE(S) (SCALED)	<b>Parcel Access</b>	PUBLIC	<b>Manag. Unit</b>	MU9929
<b>Lot</b>		<b>Created</b>	Aug 15, 2008 03:36:21PM	<b>Manner of Tenure</b>	NOT APPLICABLE
<b>PDCA Status</b>	APPROVED	<b>Municipal Unit</b>	REGION OF QUEENS MUNICIPALITY	<b>LR Status</b>	LAND REGISTRATION
<b>LR Status</b>	LAND REGISTRATION	<b>LR Date</b>	Dec 03, 2014 03:32:59PM		

<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>
WESTFIELD ROAD CALEDONIA	QUEENS COUNTY	Yes	Not Assigned by Municipality

**Comments**

<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>
04075102	\$21,300.00 (2024 COMMERCIAL TAXABLE)	110	000	

**Registered Interests**

Interest Holder (Qualifier)	Interest Hold	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
CRAIG MOYLES	FEE SIMPLE	IEED	2018	113776539 <a href="#">View Form</a> <a href="#">View Doc</a>		Dec 20, 2018	No

**Farm Loan Board - Occupants**

Name	Interest Holder Type	Mailing Address
No Records Found		

**Benefits to the Registered Interests**

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

**Burdens on the Registered Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Textual Qualifications on Title**

**Qualifications Text**

No Records Found

**Tenants in Common not registered pursuant to the Land Registration Act**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Recorded Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Recorded Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
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No Records Found

**Parcel Description**

ALL that certain parcel of land situate in the district of Caledonia, in the County of Queens, Province of Nova Scotia, lying adjacent to the west boundary of the main highway leading from Caledonia to Westfield, and being a portion of Grant Number 16748 to D. Sheriff et al and which parcel may be bounded and described as follows:

BEGINNING at an iron pipe on the west boundary of the main highway leading from Caledonia to Westfield, said iron pipe being the northeast corner of a lot of land occupied by the Royal Canadian Legion;

THENCE north 74 deg west 98.5 feet more or less to an iron pipe;

THENCE north 16 deg east 737 feet more or less to an iron pipe;

THENCE south 88 deg 15 min east 19.8 feet more or less to an iron pipe on the aforesaid west boundary of the main highway;

THENCE southerly along the west boundary of the main highway, approximately 754 feet to the place of beginning.

Containing in all 1.5 acres, more or less.

BEING those lands described in Book 116 Page 1, Doc. No. 433.

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

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

**Non-Enabling Documents**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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No Non Enabling Documents Found

**Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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No Non Enabling Plans Found

**AFR Bundles**

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
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No AFR Bundles Found

**Parcel Relationships**

Related PID	Type of Relationship
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No Related PIDs Found

**THIS IS NOT AN OFFICIAL RECORD**

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This parcel IS REGISTERED PURSUANT TO THE Land Registration Act and is subject to the provisions of the Land Registration Act, including the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 21(1)].



RECORD RESEARCH OF NOVA SCOTIA, LIMITED

ABSTRACT OF TITLE *file # 014-24*

AAN: 05831261

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
OWNER: KENNETH HENRY KEPLER  
PARCEL ID(s): 70139696  
ADDRESS: TUPPER LAKE, WESTFIELD  
LOT & SUBDIVISION: LOT 25-B MEDLEE LTD  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

SUMMARY

Property Online associates AAN 05831261 with PID 70139696 mapped as 5.6 acres at Tupper Lake, Westfield. Access is by deeded private right-of-way. The listing cites as a title reference deed 359-482, item 4 page 11. The description in that deed refers to Plan P-1705 (see page 7), which is consistent with the mapping.

**THIS IS NOT AN OFFICIAL RECORD**

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SEARCHED FROM: 1971

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: P-1705

APPROVED: N/A

## SCHEDULE "A"

LOT #25B

ALL that certain lot, piece or parcel of land situated, lying and being on the northern side of a 66' wide right-of-way through the sub-division of Medlee Limited on the eastern side of Tupper Lake in the County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

- BEGINNING:** at an iron bolt with aluminum cap set on the northern sideline of the 66' wide right-of-way, the said iron bolt with aluminum cap marking the southeast bound of Lot #25A and marking the southwest bound of the lot herein described;
- THENCE:** to follow along the northwestern boundary of Lot #25A, N47° 25' 15"W, 1313.81 feet to an iron bolt with aluminum cap set on the southern boundary of property owned by Bowater Mersey Paper Company Limited;
- THENCE:** to follow along the southern boundary of property owned by Bowater Mersey Paper Company Limited, S86° 56' 27"E, 470.23 feet to an iron bolt with aluminum cap marking the northwest bound of Lot #25C;
- THENCE:** to follow along the southwestern boundary of Lot #25C, S35° 18' 00"E, 1016.79 feet to an iron bolt with aluminum cap set on the northern sideline of a 66' wide right-of-way;
- THENCE:** to follow along the northern sideline of the said right-of-way, S69° 12' 51"W, 95.92 feet to the point of beginning;

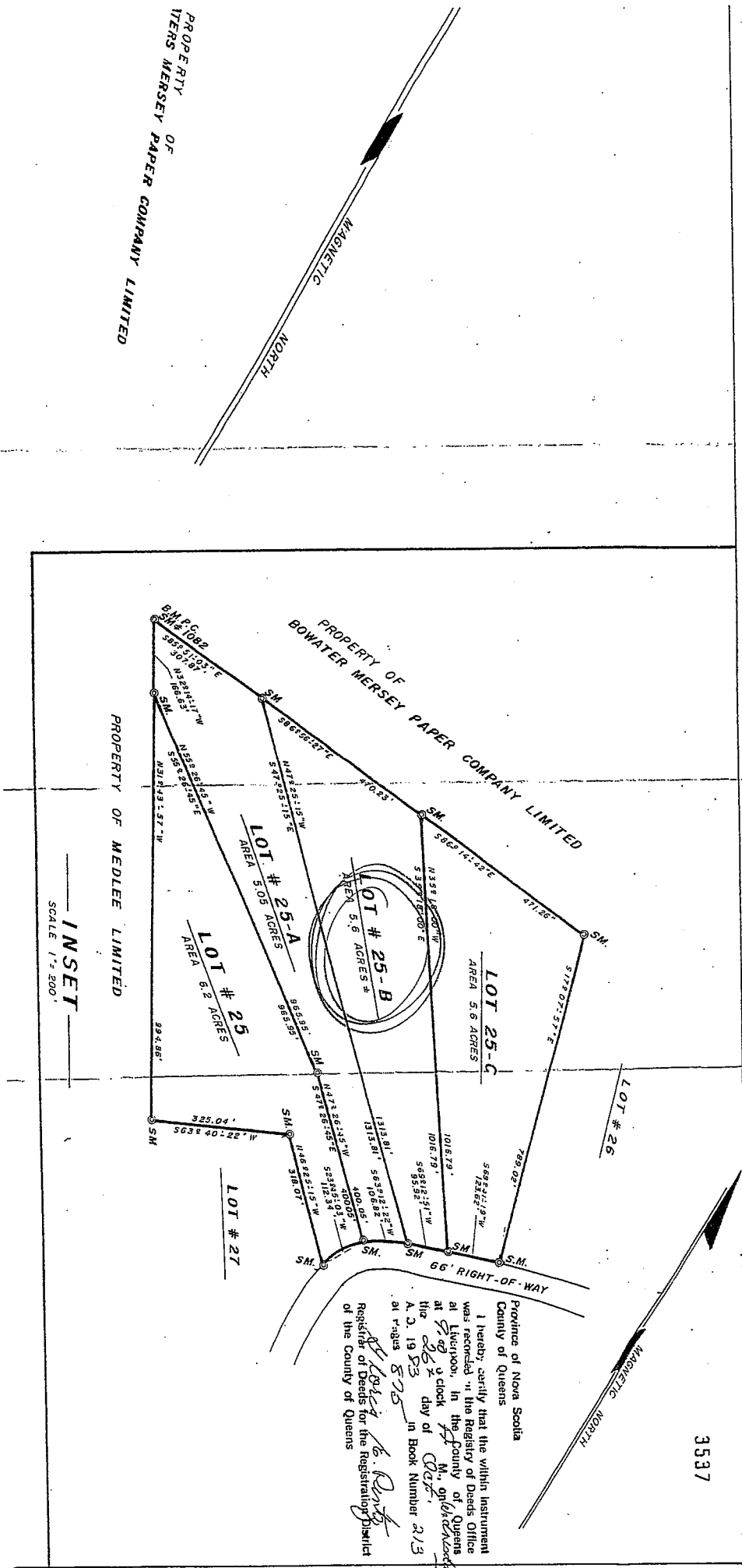
The above described parcel of land being or intended to be Lot #25B and to contain in all 5.6 acres more or less as shown on a Plan of Survey #7014 showing sub-division for Medlee Limited, surveyed April and May 1975 with revisions the final one being dated the 7th day of September 1983 and filed as P-1705.

TOGETHER WITH a right-of-way over the roads in the said sub-division and a right-of-way to the public highway.

Reference should be had to the following:

1. Being a portion of lands conveyed by Randolph Silver to Medlee Limited by the 1971 deeds recorded in Book 199 Page 333 and Book 119 Page 336;
2. Being a portion of the original Lot #25 (22.5 acres) in Red Pine Retreat, also referred to as N.S. 7625. Said lot is shown on that Plan filed as P-1601, December 7th, 1972;
3. Said original Lot #25 was later divided into Lot #25A on the northeast, containing 12.65 acres and sometimes referred to as N.S. 8074, and Lot #25 on the southwest, containing 9.9 acres and sometimes referred to as N.S. 7625;
4. Those Lots #25 and #25A were later sub-divided into Lot #25 (6.2 acres); Lot #25A (5.05 acres); Lot #25B (5.6 acres) and Lot #25C (5.6 acres). These lots were also known as N.S. 8311, N.S. 8312, N.S. 8313 and N.S. 8314 respectively.
5. Lots 25, 25A, 25B and 25C are shown on a 1975 Medlee Limited Plan prepared by R.L. Hunt. No. 7014, containing revisions to 1983, and filed as P-1705 on October 26th, 1983.

PROPERTY OF  
BOWATER MERSEY PAPER COMPANY LIMITED



Province of Nova Scotia  
County of Queens

I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Liverpool, in the County of Queens at 2:02 o'clock on the 19th day of October, A. D. 1953 in Book Number 213 at Pages 505

*[Signature]*  
Registrar of Deeds for the Registratory District of the County of Queens

3537

P1705



RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE *file 015-24*

AAN: 06063403

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
OWNER: KENNETH HENRY KEPLER  
PARCEL ID(s): 70139688  
ADDRESS: TUPPER LAKE, WESTFIELD  
LOT & SUBDIVISION: LOT 25-C MEDLEE LTD  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

## SUMMARY

Property Online associates AAN 06063403 with PID 70139688 mapped as 5.6 acres at Tupper Lake, Westfield. Access is by deeded private right-of-way. The listing cites as a title reference deed 359-478, item 4 page 11. The description in that deed refers to Plan P-1705 (see page 7), which is consistent with the mapping.

### **THIS IS NOT AN OFFICIAL RECORD**

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SEARCHED FROM: 1971

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: P-1705

APPROVED: N/A

## SCHEDULE "A"

LOT #25C

ALL that certain lot, piece or parcel of land situated, lying and being on the northern side of a 66' wide right-of-way through the sub-division of Medlee Limited on the eastern side of Tupper Lake in the County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

- BEGINNING:** at an iron bolt with aluminum cap set on the northern sideline of the 66' wide right-of-way, the said iron bolt with aluminum cap marking the southeast bound of Lot #25B and marking the southwest bound of the lot herein described;
- THENCE:** to follow along the northeastern boundary of Lot #25B, N35° 18' 00"W, 1016.79 feet to an iron bolt with aluminum cap set on the southern boundary of property owned by Bowater Mersey Paper Company Limited;
- THENCE:** to follow along the southern boundary of property owned by Bowater Mersey Paper Company Limited, S86° 14' 42"E, 471.26 feet to an iron bolt with aluminum cap marking the northwest bound of Lot #26;
- THENCE:** to follow along the western boundary of Lot #26, S17° 07' 57"E, 789.02 feet to an iron bolt with aluminum cap set on the northern sideline of a 66' wide right-of-way;
- THENCE:** to follow along the northern sideline of the said 66' wide right-of-way, S68° 41' 19"W, 123.62 feet to the point of beginning;

The above described parcel of land being or intended to be Lot #25C and to contain in all 5.6 acres more or less as shown on a Plan of Survey #7014 showing sub-division for Medlee Limited, surveyed April and May 1975 with revisions the final one being dated the 7th day of September 1983 and filed as P-1705.

TOGETHER WITH a right-of-way over the roads in the said sub-division and a right-of-way to the public highway.

Reference should be had to the following:

1. Being a portion of lands conveyed by Randolph Silver to Medlee Limited by the 1971 deeds recorded in Book 199 Page 333 and Book 119 Page 336;
2. Being a portion of the original Lot #25 (22.5 acres) in Red Pine Retreat, also referred to as N.S. 7625. Said lot is shown on that Plan filed as P-1601, December 7th, 1972;
3. Said original Lot #25 was later divided into Lot #25A on the northeast, containing 12.65 acres and sometimes referred to as N.S. 8074, and Lot #25 on the southwest, containing 9.9 acres and sometimes referred to as N.S. 7625;
4. Those Lots #25 and #25A were later sub-divided into Lot #25 (6.2 acres); Lot #25A (5.05 acres); Lot #25B (5.6 acres) and Lot #25C (5.6 acres). These lots were also known as N.S. 8311, N.S. 8312, N.S. 8313 and N.S. 8314 respectively.
5. Lots 25, 25A, 25B and 25C are shown on a 1975 Medlee Limited Plan prepared by R.L. Hunt. No. 7014, containing revisions to 1983, and filed s P-1705 on October 26th, 1983.





ABSTRACT OF TITLE

file # 019-24

AAN: 02221772

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING
OWNER: UMESH AND VEENA JHA JOINT PARTNER TRUST (2017)
PARCEL ID(s): 70118765
ADDRESS: PONHOOK SHORE ROAD, LABELLE
LOT & SUBDIVISION:
ADDITIONAL INFORMATION
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.

SUMMARY

Property Online associates AAN 02221772 with PID 70118765, mapped as 70118765 acres on Ponhook Shore Road, Labelle. It has no public road frontage, and access is by deeded private right-of-way. The listing cites as a title reference deed 142-587, item 1 page 6. The description in that deed refers to survey plan No 665 (page 5), which is consistent with the mapping.

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SEARCHED FROM: 1975

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: 665

APPROVED: N/A

## SCHEDULE "A"

ALL that certain lot, piece or parcel of land situate, lying and being on the southeastern side of Ponhook Shore Road in the Forest Heights Sub-Division, area of LaBelle, County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at a point on the southeastern sideline of Ponhook Shore Road, the said point marking the northwestern bound of Lot # 91;

THENCE to follow along the southeastern sideline of Ponhook Shore Road in a northeasterly direction one hundred eighty feet (180') more or less to other lands of the Grantor;

THENCE to follow along other lands of the Grantor in a southeasterly direction two hundred feet (200') more or less;

THENCE continuing along other lands of the Grantor in a southwesterly direction one hundred thirty feet (130') more or less to the northeastern bound of Lot # 91;

THENCE to follow along the northern boundary of Lot # 91 in a northwesterly direction two hundred ten feet (210') more or less to the point of beginning;

The above described parcel of land being or intended to be Lot # 92 in the Forest Heights Sub-Division and to be shown on a Plan of Survey to be filed in the Registry of Deeds Office for the County of Queens, in the Town of Liverpool, at a later date.

TOGETHER WITH a free and unobstructed right-of-way for use at all times and for all purposes by the Grantees or Grantee, their or his heirs, administrators, executors and assigns, in common with the Grantor and in common with any other persons who now or who hereafter have the right to use all or any part of that right-of-way over the road shown on the Plan hereinbefore referred to and over any other roads leading from the Main Public Highway to the lands herein conveyed.

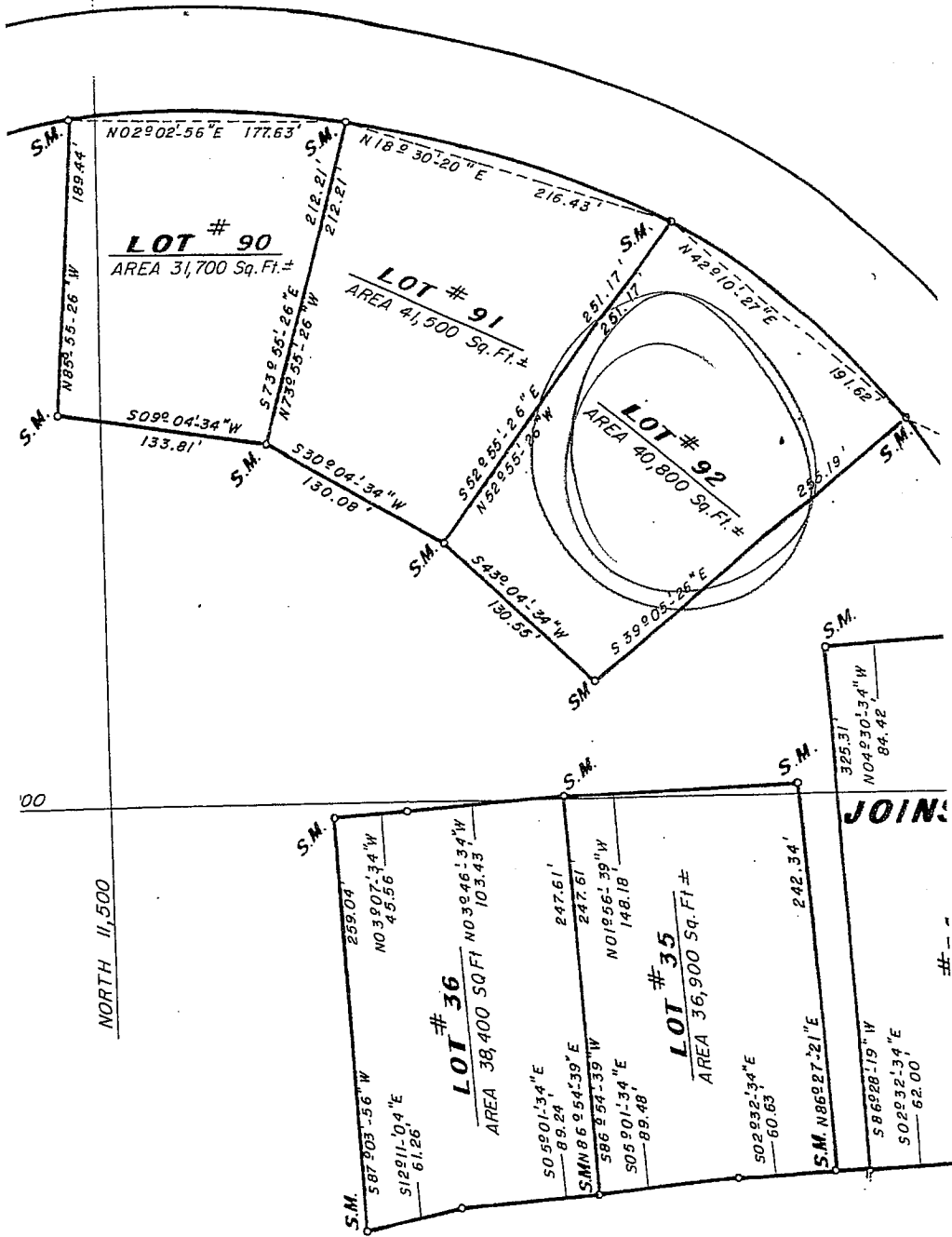
## CERTIFICATE OF CLERK

I hereby certify that the deed transfer tax on  
 this deed has been paid in full on this 17<sup>th</sup>  
 day of July A. D. 19 15

[Signature]  
 Municipal Clerk

of the Municipality of Queens

Plan 665  
Detail





# Land Registration View

file # 029-24

\* Indicates interests inherited on subdivision or re-configuration of parcel

<b>PID</b>	<b>70219779</b>	<b>Parcel Type</b>	STANDARD PARCEL	<b>Status</b>	ACTIVE
<b>Area</b>	93566 SQUARE FEET (PLAN)	<b>Parcel Access</b>	NAVIGABLE WATERWAY	<b>Manag. Unit</b>	MU9929
<b>Lot</b>	LOT 99-1	<b>Created</b>	Oct 20, 1999 12:00:00AM	<b>Manner of Tenure</b>	NOT APPLICABLE
<b>PDCA Status</b>	APPROVED	<b>Municipal Unit</b>	REGION OF QUEENS MUNICIPALITY	<b>LR Date</b>	Nov 03, 2006 01:54:50PM
<b>LR Status</b>	LAND REGISTRATION	<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>
		MEDWAY RIVER UNKNOWN	QUEENS COUNTY	Yes	Not Assigned by Municipality
		<b>MOLEGA</b>			

**Comments**  
 MAP:1044300064900  
 STREET:MEDWAY RIVER

<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>
08355835	\$95,000.00 (2024 RESIDENTIAL TAXABLE)	100	000	

**Registered Interests**

Interest Holder (Qualifier)	Interest Hold	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ANDREW GAVIN JONES	FEE SIMPLE	I EED	2007	89009451 <a href="#">View Doc</a>		Oct 10, 2007	Yes

**Farm Loan Board - Occupants & mailing Addresses**

Name	Interest Holder Type	Mailing Address
No Records Found		

**Benefits to the Registered Interests**

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

**Burdens on the Registered Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Textual Qualifications on Title**

**Qualifications Text**

No Records Found

**Tenants in Common not registered pursuant to the Land Registration Act**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

**Recorded Interests**

Recorded Interests (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date														
<b>Interest Holder (Qualifier)</b>																					
<table border="1"> <thead> <tr> <th>Interest Holder Type</th> <th>Mailing Address</th> <th>Type</th> <th>Year</th> <th>Doc#</th> <th>Book/Page/Plan</th> <th>Registration Date</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="text-align: center;">No Records Found</td> </tr> </tbody> </table>								Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	No Records Found						
Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date															
No Records Found																					

**Parcel Description**

ALL that certain lot, piece or parcel of land lying, situate and being at South Brookfield, in the County of Queens and Province of Nova Scotia, shown as Lot No.99-1 on a plan of survey of John Logan, N.S.L.S. NO. 374.

BEGINNING at a survey marker set on the most southwestern corner of lands now of Kovacs, formerly of the grantors herein, said point being the most northeasterly corner of the herein described lot;

THENCE South 7 degrees 18 minutes 51 seconds West 200 feet more or less to a survey marker;

THENCE North 82 degrees 44 minutes 24 seconds West 439.51 feet more or less to a survey marker set;

THENCE along same bearing 5 feet more or less to the ordinary high water mark of the Medway River;

THENCE in a generally north direction along the ordinary high water mark of the Medway River a distance of 205 feet more or less;

THENCE South 82 degrees 44 minutes 24 seconds East 8 feet more or less to a survey marker set, a tie line between the last 2 mentioned survey markers being North 0 degrees 51 minutes 37 seconds East 201.15 feet more or less;

THENCE South 82 degrees 44 minutes 24 seconds East 462.14 feet more or less to the place of BEGINNING.

Lot No. 99-1 containing an approximate area of 93,566 square feet.

**MGA STATEMENT**

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Queens as plan or document number 1561.

**Non-Enabling Documents**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
No Non Enabling Documents Found						

**Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
No Non Enabling Plans Found						

**AFR Bundles**

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

**Parcel Relationships**

Related PID	Type of Relationship
<u>70149802</u>	PARENT PARCEL NUMBER

**THIS IS NOT AN OFFICIAL RECORD**

This title search and any attached materials have been

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests (Land Registration Act subsection 20(1)).

No representations whatsoever are made as to the validity or effect of any document or instrument or as to the accuracy, age, or reliability of this information. Any maps provided in this package are not intended to be used for legal descriptions or to calculate exact dimensions or area. Region of Queens Municipality has not carried out surveys on these properties and prospective purchasers are strongly advised to seek their own legal advice and/or surveys prior to bidding on any tax sale or tax tender properties.



RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE *file # 045-24*

AAN: 05727855

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
OWNER: KURT HOLTAY-MAYER  
PARCEL ID(s): 70093307  
ADDRESS: EAST BERLIN ROAD, EAST BERLIN  
LOT & SUBDIVISION: LOT 26 J & J PROPERTIES INTERNATIONAL LTD.  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

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## SUMMARY

Property Online associates AAN 05727855 with PID 70093307, mapped as 7.2 acres off East Berlin Road at East Berlin. Access is by deeded private right-of-way. The listing cites as a title reference deed 229-247, item 2 page 10. The description in that deed refers to a survey plan (No 1804, page 9), which is consistent with the mapping.

Note right-of-way reserved in deed 229-247 and shown on plan 1804.

Note restrictive covenants in Schedule "B", page 6

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SEARCHED FROM: 1984

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: 1804

APPROVED: N/A

LOT #26

All that land in the District of East Berlin in the County of Queens and Province of Nova Scotia and which is shown as Lot #26 on a Plan of Survey (J-15) showing property of J and J Properties International Limited signed by Lester W. Berrigan, N.S.L.S. No. 409 and dated September 10, 1984 and which is more particularly bounded and described thereon as follows:

BEGINNING at a set survey marker located on the Westerly boundary of a private right-of-way and on the Southeasterly corner of Lot #27;

THENCE South Twenty-one degrees Fifty minutes Twenty-four seconds East (S 21° 50' 24" E) along the Westerly boundary of the private right-of-way Four Hundred Twenty-one decimal seven one feet (421.71') more or less to a set survey marker;

THENCE South Fifteen degrees Forty-seven minutes Thirty-five seconds West (S 15° 47' 35" W) along the Westerly boundary of the private right-of-way Sixty-six decimal three six feet (66.36');

THENCE South Thirty-one degrees Twenty minutes Zero Zero seconds East (S 31° 20' 00" E) Sixty-four decimal four one feet (64.41') more or less to a set survey marker;

THENCE South Seventy degrees Forty minutes Zero One seconds West (S 70° 40' 01" W) along the Northerly boundary of Lot #25 Five Hundred Ten decimal four nine feet (510.49') more

SCHEDULE "A" (Page 3)

or less to a set survey marker located on the approximate ordinary high water mark of The Gut, so called;

THENCE Northwesterly along the various courses of the approximate ordinary high water mark of The Gut to a point which marks the Southwesterly corner of Lot #27. A tie line between this point and the last mentioned set survey marker runs North Thirty-seven degrees Nineteen minutes Thirty seconds West (N 37° 19' 30" W) Five Hundred Twenty decimal five three feet (520.53');

THENCE North Sixty-six degrees Fifty-nine minutes Thirty-six seconds East (N 66° 59' 36" E) along the Southerly boundary of Lot #27 Sixty-seven decimal five seven feet (67.57') more or less to a set survey marker;

THENCE continuing North Sixty-six degrees Fifty-nine minutes Thirty-six seconds East (N 66° 59' 36" E) along the Southerly boundary of Lot #27 Six Hundred Eleven decimal four four feet (611.44') more or less to a set survey marker and the place of beginning.

The herein described lot of land contains an approximate area of Seven decimal two zero (7.20) acres.

EXCEPTING AND RESERVING unto the Grantor a right-of-way which passes through Lot #26 and which is shown on the aforesaid Plan of Survey. A tie line running down the centre of this right-of-way from the Westerly boundary of the private right-of-way to a stake located on the approximate ordinary high water mark of The Gut runs North Sixty-eight degrees Sixteen minutes Eighteen seconds West (N 68° 16' 18" W) Three Hundred Sixty-four decimal three five feet (364.35') more or less to a stake;

THENCE South Sixty degrees Thirty minutes Thirty seconds West (S 60° 30' 30" W) One Hundred Eighty-four decimal eight eight feet (184.88') more or less to a stake;

THENCE South Eighty degrees Twenty-six minutes Twenty-nine seconds West (S 80° 26' 29" W) Two Hundred Six decimal six zero feet (206.60') more or less to the stake on the approximate ordinary high water mark of The Gut;

TOGETHER WITH a free and unobstructed right-of-way for use at all times and for all purposes by the Grantee in common with the Grantor to gain access to the herein described lot of land over all of the private roadways and streets shown on the hereinbefore referred to Plan of Survey and also shown on a previous Plan of Survey dated May 30, 1984 signed by Errol B. Hebb, N.S.L.S. No. 7 (J-52) showing property of J and J Properties International Limited.

ALSO TOGETHER WITH a right-of-way in common with the Grantor over the roadway leading from the public highway from East Berlin to the property of J and J Properties International Limited.

SCHEDULE "B"

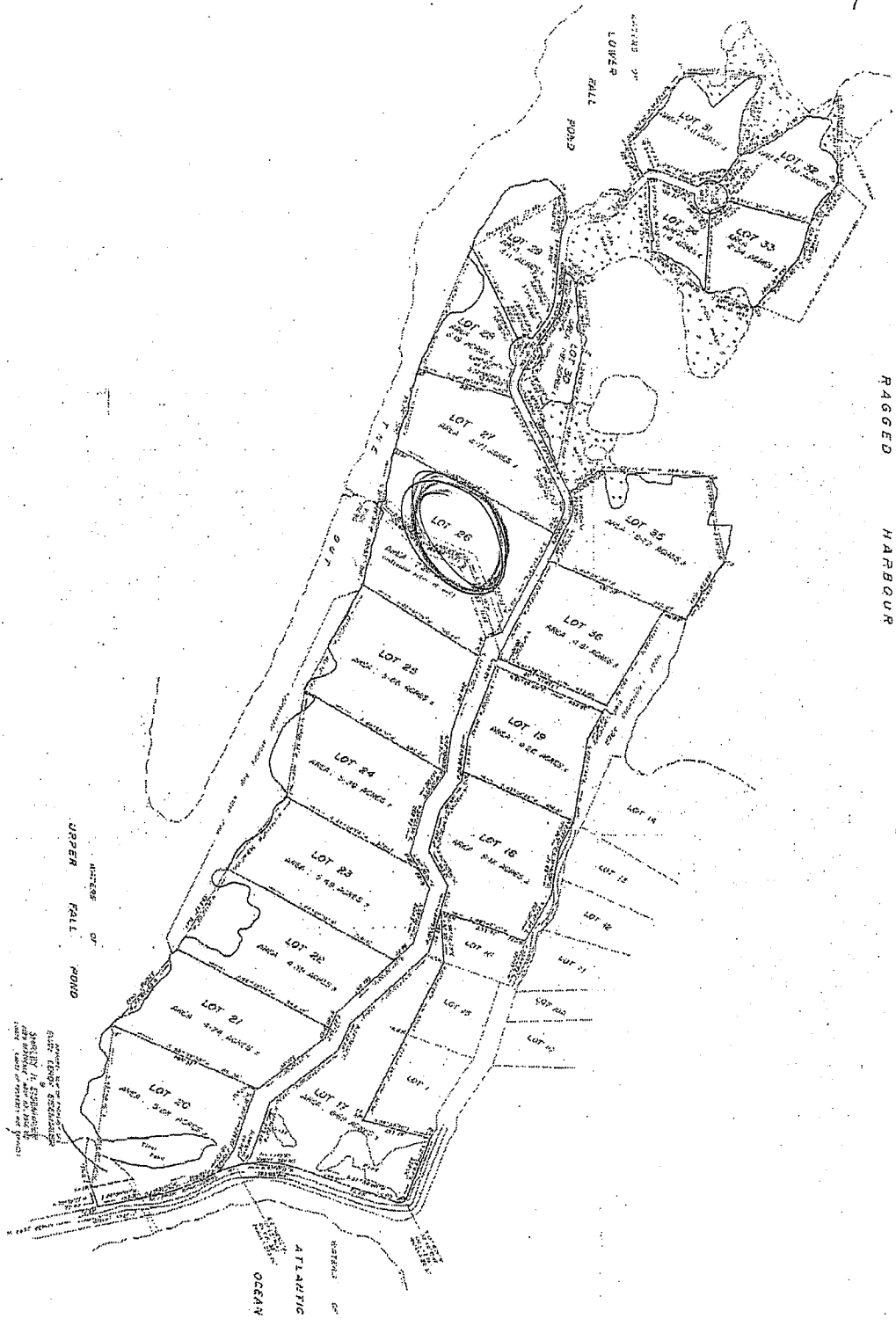
1. The Grantee takes the lands described in Schedule "A" subject to the following covenants which are to run with the lands described in Schedule "A" and are for the benefit of the dominant lands which consist of all of the other land in the subdivision of land of J and J Properties International Limited at East Berlin in the County of Queens and Province of Nova Scotia and may be enforced by the owners from time to time of those dominant lands:

(a) No mobile home or trailer shall be placed or kept on the land except for use as temporary living accommodations while the house is being constructed;

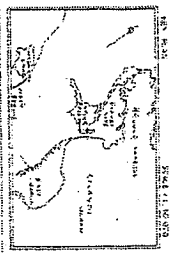
(b) Any construction commenced on the lands shall be completed on the outside within one year from the start of construction. Construction shall be deemed to have been commenced on the date of excavation for the foundation.

2. The Grantor hereby covenants that it will be responsible for the private right-of-way serving the land described in Schedule "A" and the other lands in the subdivision until such time as all of the lots have been conveyed. This covenant is conditional upon the Grantee and the other owners of the lots in the subdivision agreeing to pay a yearly maintenance fee to the Grantor not to exceed Two Hundred Dollars (\$200.00) in any one year. The Grantor agrees to require each proposed purchaser of a lot to agree to pay this maintenance fee. When all of the land in the subdivision has been conveyed, the Grantor hereby covenants that it will convey the right-of-way to an Association to be formed by the lot owners in the subdivision which shall then take responsibility of the right-of-way.

PAGGED HARBOUR



Plan 1925



1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36.

**LEGEND**  
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36.

**GENERAL NOTES**  
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36.

**DEED**  
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36.

**DEED**  
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36.



Registrar of Deeds  
 Nova Scotia

1925



ABSTRACT OF TITLE

file # 046-24

AAN: 05727863

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING  
 OWNER: KURT HOLTAY-MAYER  
 PARCEL ID(s): 70093315  
 ADDRESS: EAST BERLIN ROAD, EAST BERLIN  
 LOT & SUBDIVISION: LOT 27 J & J PROPERTIES INTERNATIONAL LTD.  
 ADDITIONAL INFORMATION  
 & INSTRUCTIONS:

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SUMMARY

Property Online associates AAN 05727863 with PID 70093315, mapped as 4.71 acres off East Berlin Road at East Berlin. Access is by deeded private right-of-way. The listing cites as a title reference deed 229-247, item 2 page 10. The description in that deed refers to a survey plan (No 1804, page 9), which is consistent with the mapping.

Note restrictive covenants in Schedule "B", page 6

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SEARCHED FROM: 1094

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: 1804

APPROVED: N/A

SCHEDULE "A"LOT #27

ALL that land in the District of East Berlin in the County of Queens and Province of Nova Scotia and which is shown as Lot #27 on a Plan of Survey (J-15) showing property of J and J Properties International Limited signed by Lester W. Berrigan, N.S.L.S. No. 409 and dated September 10, 1984 and which is more particularly bounded and described thereon as follows:

BEGINNING at a set survey marker located on the Westerly or Southwesterly boundary of a private right-of-way and on the Southeasterly corner of Lot #28;

THENCE South Seventy-eight degrees Zero Zero minutes Twenty-four seconds East (S 78° 00' 24" E) along the Westerly or Southwesterly boundary of the private right-of-way Four Hundred Fourteen decimal three nine feet (414.39') more or less to a point;

THENCE continuing along the Westerly or Southwesterly boundary of the private right-of-way to another point. A tie line running between the last two mentioned points runs South Forty-nine degrees Fifty-five minutes Twenty-four seconds East (S 49° 55' 24" E) Seventy-one decimal zero zero feet (71.00');

THENCE continuing along the Westerly boundary of the private right-of-way South Twenty-one degrees Fifty minutes Twenty-four seconds East (S 21° 50' 24" E) Seventy-two decimal six one feet (72.61') more or less to a set survey marker;

THENCE South Sixty-six degrees Fifty-nine minutes Thirty-six seconds West (S 66° 59' 36" W) along the Northerly boundary of Lot #26 Six Hundred Eleven decimal four four feet (611.44') more or less to a set survey marker;

THENCE continuing South Sixty-six degrees Fifty-nine minutes Thirty-six seconds West (S 66° 59' 36" W) along the Northerly boundary of Lot #26 Sixty-seven decimal five seven feet (67.57') more or less to a point on the approximate ordinary high water mark of The Gut, so called;

THENCE Northwesterly along the various courses of the approximate ordinary high water mark of The Gut to a point. A tie line running between the last mentioned points located on the approximate ordinary high water mark of The Gut runs North Thirty-three degrees Zero Seven minutes Zero Zero seconds West (N 33° 07' 00" W) Three Hundred Eleven decimal two eight feet (311.28');

THENCE North Fifty-six degrees Twenty-nine minutes Thirty-six seconds East (N 56° 29' 36" E) along the Southerly boundary of Lot #28 Thirty feet (30') more or less to a set survey marker;

THENCE continuing North Fifty-six degrees Twenty-nine minutes Thirty-six seconds East (N 56° 29' 36" E) along the Southerly boundary of Lot #28 Three Hundred Thirty-nine decimal seven seven feet (339.77') more or less to a set survey marker

SCHEDULE "A" (Page 2)

and the place of beginning.

The herein described lot of land contains an approximate area of Four decimal seven one (4.71) acres.

TOGETHER WITH a free and unobstructed right-of-way for use at all times and for all purposes by the Grantee in common with the Grantor to gain access to the herein described lot of land over all of the private roadways and streets shown on the hereinbefore referred to Plan of Survey and also shown on a previous Plan of Survey dated May 30, 1984 signed by Errol B. Hebb, N.S.L.S. No. 7 (J-52) showing property of J and J Properties International Limited.

ALSO TOGETHER WITH a right-of-way in common with the Grantor over the roadway leading from the public highway from East Berlin to the property of J and J Properties International Limited.

The herein described lot is part of that land which was conveyed by Warranty Deed dated November 25, 1983 from Vally Chamberlain to J and J Properties International Limited and recorded at the Registry of Deeds, Liverpool on December 13, 1983 in Book 215 at Page 58 under number 4093.

SCHEDULE "B"

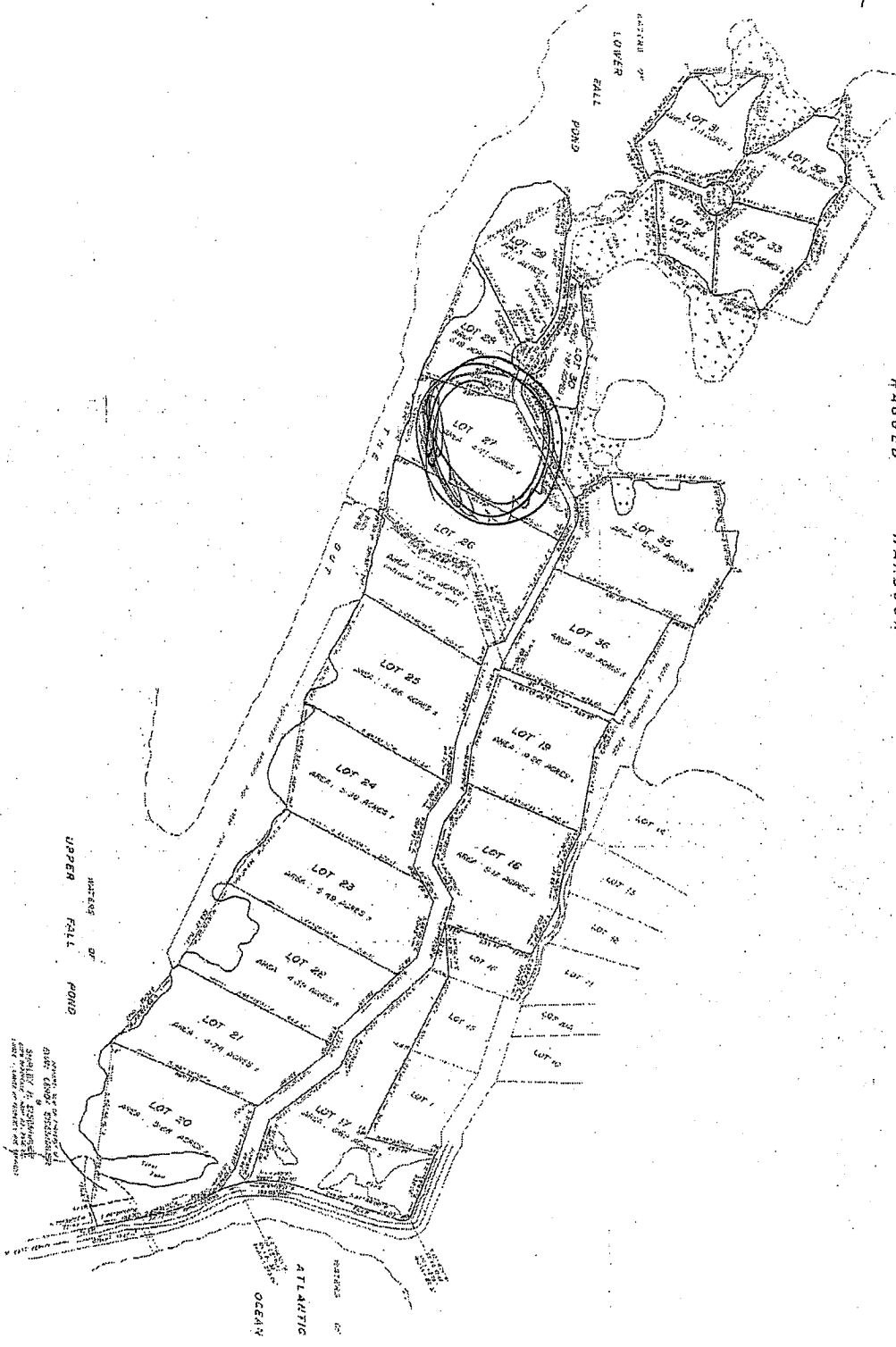
1. The Grantee takes the lands described in Schedule "A" subject to the following covenants which are to run with the lands described in Schedule "A" and are for the benefit of the dominant lands which consist of all of the other land in the subdivision of land of J and J Properties International Limited at East Berlin in the County of Queens and Province of Nova Scotia and may be enforced by the owners from time to time of those dominant lands:

(a) No mobile home or trailer shall be placed or kept on the land except for use as temporary living accommodations while the house is being constructed;

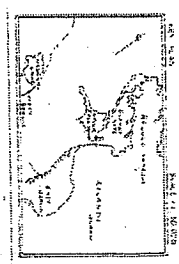
(b) Any construction commenced on the lands shall be completed on the outside within one year from the start of construction. Construction shall be deemed to have been commenced on the date of excavation for the foundation.

2. The Grantor hereby covenants that it will be responsible for the private right-of-way serving the land described in Schedule "A" and the other lands in the subdivision until such time as all of the lots have been conveyed. This covenant is conditional upon the Grantee and the other owners of the lots in the subdivision agreeing to pay a yearly maintenance fee to the Grantor not to exceed Two Hundred Dollars (\$200.00) in any one year. The Grantor agrees to require each proposed purchaser of a lot to agree to pay this maintenance fee. When all of the land in the subdivision has been conveyed, the Grantor hereby covenants that it will convey the right-of-way to an Association to be formed by the lot owners in the subdivision which shall then take responsibility of the right-of-way.

RAGGED HARBOUR



Plan 1925



INDEX

|   |                   |
|---|-------------------|
| 1 | PLAN'S NUMBER 117 |
| 2 | PLAN'S AREA NAME  |
| 3 | PLAN'S DATE       |
| 4 | PLAN'S SCALE      |
| 5 | PLAN'S SHEET NO.  |

**GENERAL NOTES:**

- 1. ALL OF THE LOTS IN THIS PLAN ARE SUBJECT TO THE RIGHTS AND INTERESTS OF THE HOLDERS OF THE LOTS IN THE ADJACENT LOTS.
- 2. THE LOTS IN THIS PLAN ARE SUBJECT TO THE RIGHTS AND INTERESTS OF THE HOLDERS OF THE LOTS IN THE ADJACENT LOTS.
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**LESTER W. BERRIGAN**  
 NOVA SCOTIA LAND SURVEYOR NO. 409  
 CHARLOTTE, L.N.S., 1925

**Map of the Province of Nova Scotia**

1. THE PROVINCE OF NOVA SCOTIA IS DIVIDED INTO COUNTIES AND DISTRICTS AS SHOWN ON THE MAP.

2. THE COUNTY OF BRUNSWICK IS DIVIDED INTO PARISHES AS SHOWN ON THE MAP.

3. THE DISTRICT OF BRUNSWICK IS DIVIDED INTO PARISHES AS SHOWN ON THE MAP.

4. THE DISTRICT OF BRUNSWICK IS DIVIDED INTO PARISHES AS SHOWN ON THE MAP.

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RECORD RESEARCH OF NOVA SCOTIA, LIMITED

ABSTRACT OF TITLE

file # 047-24

AAN: 02793628

REQUESTED: 9 SEPTEMBER 2024

REQUIRED: ASAP

REQUESTED BY: MARC DUNNING
OWNER: ERWIN RISKE
PARCEL ID(s): 70143045
ADDRESS: BAKER POINT ROAD, MOLEGA
LOT & SUBDIVISION: LOT 55 LAKELAND DEVELOPMENTS
ADDITIONAL INFORMATION & INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.

SUMMARY

Property Online associates AAN 02793628 with PID 70143045, mapped as 38,700 square feet on Baker Point Road at Molega. Access is by deeded private right-of-way. The listing cites as a title reference deed 302-742, item 3 page 11. The description in that deed refers to survey plan P-641, which is consistent with the mapping.

Note restrictive covenants, Schedule "C" page 5.

THIS IS NOT AN OFFICIAL RECORD

This title search and any attached materials have been prepared for Region of Queens Municipality (RQM) by legal professionals. RQM does not guarantee the accuracy, age, or reliability of this information. Any maps provided in this package are not intended to be used for legal descriptions or to calculate exact dimensions or area. Region of Queens Municipality has not carried out surveys on these properties and prospective purchasers are strongly advised to seek their own legal advice and/or surveys prior to bidding on any tax sale or tax tender properties.

SEARCHED FROM: 1976

TO: N° 124730475, 18 SEPTEMBER 2024

PLAN: P-641

APPROVED: N/A

## SCHEDULE "A"

ALL that certain lot, piece or parcel of land situate, lying and being on the western side of the private road leading from New Elm to Baker Point near the community of New Elm, County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at an iron bolt with aluminum cap set on the western sideline of the road leading from New Elm to Baker Point, the said iron bolt with aluminum cap marking the southeast bound of Lot #53 and the northeast bound of the lot herein described;

THENCE to follow along the western sideline of the Baker Point road, south zero nine degrees zero zero minutes zero zero seconds east ( $S09^{\circ}-00'-00''E$ ) one hundred thirty-eight decimal seventy feet (138.70') to an iron bolt with aluminum cap marking the northeast bound of Lot #57;

THENCE to follow along the northern boundary of Lot #57, north seventy-six degrees thirty-seven minutes forty seconds west ( $76^{\circ}-37'-40''W$ ) two hundred ninety-seven decimal thirty-eight feet (297.38') to an iron bolt with aluminum cap marking the northwest bound of Lot #57;

THENCE to follow along other lands of the Grantor, north zero nine degrees thirty-six minutes twenty seconds west ( $N09^{\circ}-36'-20''W$ ) one hundred forty-two decimal zero five feet (142.05') to an iron bolt with aluminum cap marking the southwest bound of Lot #53;

THENCE to follow along the southern boundary of Lot #53, south seventy-six degrees zero eight minutes fifty seconds east ( $S76^{\circ}-08'-50''E$ ) three hundred decimal zero four feet (300.04') to the point of beginning;

The above described parcel of land being or intended to be a portion of a grant of land granted to Jeremiah Baker by Grant #6068 and is that parcel of land marked Lot #55 and to contain in all 38,700 square feet more or less on a Plan of Survey #5086 by R. L. Hunt Survey Associates Limited, the said Plan being registered in the Registry of Deeds Office for the County of Queens in the Town of Liverpool as P-461.

TOGETHER WITH a free and unobstructed right-of-way for use at all times and for all purposes by the Grantees or Grantee, their or his heirs, administrators, executors and assigns, in common with the Grantor and in common with any other persons who now or who hereafter have the right to use all or any part of that right-of-way over the road shown on the Plan hereinbefore referred to and over any other roads leading from the Main Public Highway to the lands herein conveyed.

**LAKELAND RETREATS  
SCHEDULE "C"  
BUILDING RESTRICTIONS**

1. The lands to which these building restrictions shall apply (hereinafter called the "lands") include all lands sold under the auspices of "Lakeland Retreats", and are as shown on Plans filed in the Registry Office for the Registration District of the County of Queens and Province of Nova Scotia.
2. Each of the lots shown on the Plan hereinbefore referred to shall be a separate lot for the purposes of the application of the restrictive covenants herein set forth.
3. No buildings shall be erected on lots or parcels thereof situate on any of the lands other than houses of one dwelling unit only, to and for the use of a single family residential unit, and not for any commercial or institutional purposes.
4. No building shall be erected on any lot or parcel of land which shall have any of its main walls or any part of that building nearer to any of the boundaries, of the said lot, than fifteen feet (15'). In an instance where a boundary of the lot is the mean highwater mark, no part of the building shall be within one hundred feet (100') of the water boundary.
5. Before beginning construction of any house the owner of the lot shall submit the plans of such dwelling house to the Vendor or its successors and such construction shall be subject to the approval of that Company. All houses shall have a ground floor area of not less than five hundred square feet (500 sq. feet).
6. No private dwelling shall be constructed on any lot in such a way that it will be readily visible from the lake or in such a way that the height of the private dwelling shall exceed the height of the majority of the trees on the lot.
7. No fence shall be erected or maintained upon those lands or any part thereof other than an ornamental iron or wooden fence of open construction and no such fence shall be higher than four feet (4'), or be situated within fifteen feet (15') of the street line in front of the lot or parcel on which that fence is erected.
8. No trailer or mobile home of any kind shall be permanently placed or installed upon a foundation or otherwise upon any lands except as temporary accommodation.
9. No soil, sand or gravel shall be removed from the lands except with the prior permission of the Vendor. Trees shall not be removed from the lot except for good forest care.
10. No building waste or other material of any kind shall be dumped or stored on the lands except clean earth for the purpose of levelling in connection with the erection of a building thereon or the immediate improvement of the grounds. All garbage and other waste shall be transported to the Public Highway at a place convenient for pickup by a garbage collector servicing that part of the County.
11. The Purchaser shall provide at least one full bathroom in any dwelling erected upon the lands by him and shall provide a septic tank draining into an adequate sewage disposal bed.
12. The Purchaser shall provide by dug or drilled well (or by filtered and purified water from a lake after consent from the Vendor) such water as may be required for any building constructed upon the lands herein conveyed.
13. The Purchaser shall obtain the approval of the Department of Health for the Municipality of Queens before installing any septic tank or well.
14. The Vendor shall have the right to convey to the Municipality or other public authority any part of the lands (other than the lands already conveyed) for park, recreational, street or other similar purposes.
15. Wherever in these restrictions, reference is made to the Grantor, it shall include the representatives and assigns of the Vendor.
16. To the intent that the burden of this Covenant shall run with the lands forever, the Purchaser, or if more than one, the Purchasers, for himself or themselves and his or their representatives and assigns, covenant and agree with the Vendor, their successors in title from time to time, of all or any part or parts of the said lands, will observe and comply with the stipulations, restrictions and provisions set forth in this Schedule ~~XXX~~ "C".
17. Notwithstanding anything herein contained, the Vendor shall have power by instrument or instruments in writing from time to time, to waive, alter, or modify the above covenants and restrictions in their application to any lot or lots, parcel or parcels of land comprising part of the lands without notice to the owners of any other lot or lots, parcel or parcels of land on that Plan. Notwithstanding anything herein contained, the Vendor shall have power by instrument or instruments in writing to assign all or any part of its rights.

(See Reverse for Schedule "D")

**SCHEDULE "D"**  
**COVENANTS**

THE PURCHASERS COVENANT AND AGREE WITH THE VENDORS AS FOLLOWS:

1. That the Purchasers shall complete the exterior of any building to be erected on any lot by him within a period of eighteen (18) months from the date of beginning construction; for the purposes of determining the beginning of construction, it shall be deemed to have been commenced upon the beginning of any excavation upon those lands by the Purchasers.
2. That the Purchaser shall not damage or remove any survey stake planted, and if such stake is damaged or removed by the Purchaser, his servants, agents, workmen, vehicles, materials or equipment and in the opinion of the Vendor replacement of such stake is necessary, the Purchasers will pay the cost of such replacement by the Surveyor.
3. That in the event the Purchaser assigns the lands described in Schedule "A" herein, the Purchaser shall require the purchaser of such lands to execute covenants and all restrictions equivalent to the covenants contained herein.
4. That the Purchasers shall not use a power boat on Lake Annis or Hidden Lake, or launch such a boat from the shores thereof, or in any way whatsoever pollute the waters of the aforesaid lakes.
5. The Purchaser agrees to join and become a member of a lot owners' association to be formed amongst all the lot owners of the subdivision and to abide by all the rules and by-laws established by the association. The Vendor hereby agrees to convey to the aforesaid lot owners' association all the roads and green areas set out on the plan of subdivision. The Vendor reserves a right-of-way over all green areas and roads conveyed, for all and any purposes which the Vendor shall deem necessary. It is understood that the Vendor, its heirs and assigns, will have a permanent seat in the lot owners' association with full voting rights and membership privileges.
6. Notwithstanding anything herein contained, the Vendor shall have power by instrument or instruments in writing from time to time, to waive, alter, or modify the above covenants and restrictions in their application to any lot or lots, parcel or parcels of land comprising part of the lands, without notice to the owners of any other lot or lots, parcel or parcels of land on that Plan. Notwithstanding anything herein contained, the Vendor shall have power by instrument or instruments in writing to assign all or any part of its rights.

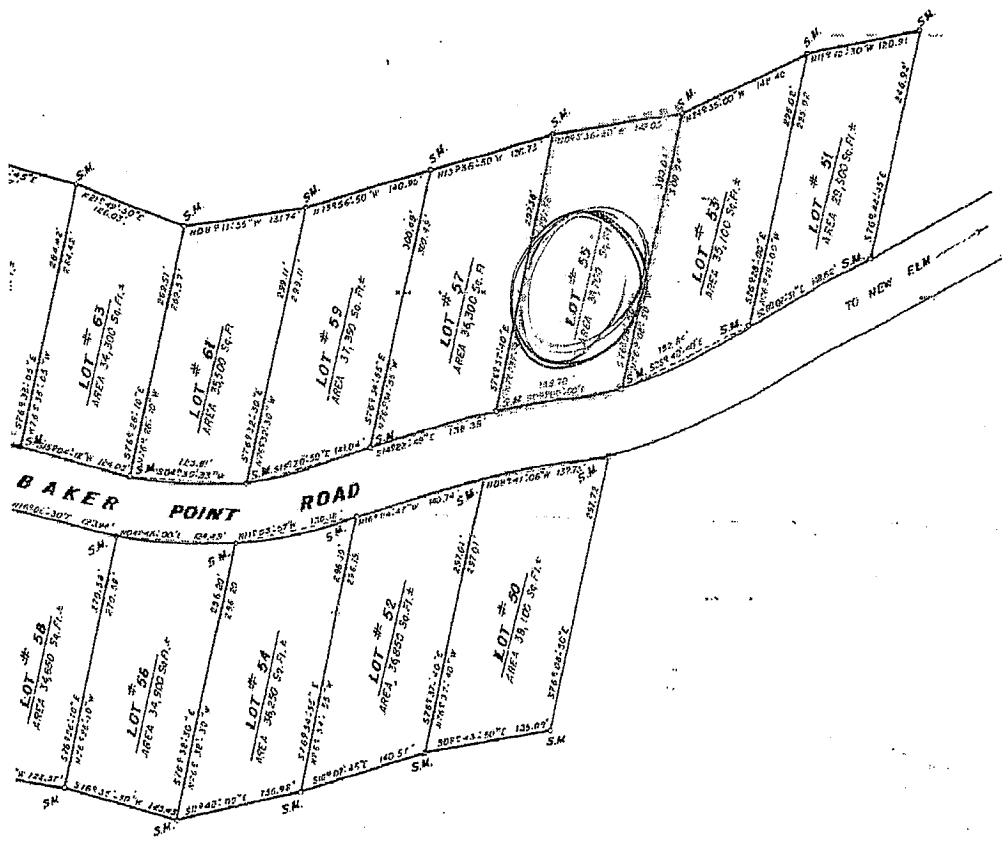
Province of Nova Scotia  
County of Queens

I hereby certify that the within instrument  
was recorded in the Registry of Deeds Office  
at Liverpool, in the County of Queens  
at 7:55 o'clock P.M. on Monday  
the 4th day of October  
A. D. 1948 in Book Number 156  
of Pages 48

*Alfred J. ...*  
Registrar of Deeds for the Registration District  
of the County of Queens



**JEREMIAH BAKER**  
**GRANT # 6068**  
NOW PROPERTY OF  
**LAKELAND DEVELOPMENT**  
**LIMITED**



Y OF  
EVELOPMENT  
ED