

PARCEL DESCRIPTION – 05195722

All that certain lot, piece or parcel of land situate, lying and being in the district of Albany Cross, Annapolis County, Nova Scotia and being shown on a final plan of survey titled "Final plan of subdivision showing lots 33 through 45 inclusive; lands of Shannon River Developments Ltd" said lands being more particularly bounded and described as follows:

Beginning at a survey marker placed on the southwesterly boundary of Lot 35 and on an easterly boundary of lands of Carmel L Cleveland Jr., said survey marker hereinafter being referred to as the Place of Beginning;

Thence N 74 deg 10 min 07 sec E following along a southerly boundary of said Lot 35 a distance of 133.00 feet to a survey marker placed;

Thence S 74 deg 41 min 23 sec E following along a southerly boundary of said Lot 35 a distance of 566.79 feet to a survey marker placed;

Thence S 74 deg 41 min 23 sec E following along a southerly boundary of said Lot 35 a distance of 4 feet, more or less, to a point on the ordinary high water mark of Shannon River;

Thence in a generally southerly direction following along the said westerly shoreline of Shannon River a distance of 383feet, more or less, to point marking a northeasterly corner of Lot 37;

Thence S 74 deg 41 min 23 sec W following along a northerly boundary of said Lot 37 a distance of 4 feet more or less, to a survey marker placed, said survey marker being located on a calculated bearing from the last mentioned survey marker of S 16 deg 23 min 55 sec W a distance of 231.75 feet;

Thence N 74 deg 41 min 23 sec W following along a northerly boundary of said Lot 37 a distance of 637.15 feet to a survey marker placed on the easterly boundary of said lands of Carmel L. Cleveland Jr.;

Thence N 15 deg 10 min 28 sec W following along an easterly boundary of said Carmel L. Cleveland Jr. a distance of 98.65 feet to a survey marker placed on the easterly boundary of said lands of Carmel L. Cleveland Jr.;

Thence N 15 deg 49 min 53 sec W following along an easterly boundary of said lands of Carmel L. Cleveland Jr. a distance of 75.10 feet to the Place of Beginning.

All bearings refer to Grid North, 1984 adjustment, based on 3 deg M. T. M. system, central meridian 64 deg 30 sec west, zone 5, derived from observations on Nova Scotia control monuments 14586 and 14587.

Saving, excepting and reserving, thereout and therefrom the above described lot a 66 foot wide right-of-way known as Shannon River Drive and a drainage easement which are shown on the above mentioned final plan of subdivision.

Together with a right-of-way known as Shannon River Drive which is a 66 foot wide right-of-way to be used in common with all of the lots shown on the above mentioned plan.

The above described lot contains an area of 3.50 acres, more or less.

Being and intended to be a portion of those lands described in Book 535 at Page 355.

Also being and intended to be those lands described in Document No. Book 553 at Page 354.