

Parcel Description - 4855396

PID 5105424

Lot #1

ALL those two parcels of land and premises situate at Victoria Beach in the County of Annapolis and Province of Nova Scotia, bounded and described as follows:

BEGINNING on the Westerly side line of the Main Public Highway running through Victoria Beach at the Northeast corner of lands of Ivan Weir;

THENCE Westerly along the North line of lands of Ivan Weir to the Victoria Beach Shore;

THENCE turning and running Northerly along the said Shore a distance of one hundred (100) feet to a stake set into the ground;

THENCE turning and running Easterly to the Southwest side line of the Shore Road so-called;

THENCE Southeasterly along said Shore Road to the West side line of the said Main Highway and then continuing Southerly along the West side line of said Highway for a total distance of one hundred (100) feet to the Place of Beginning.

The above described lot being one hundred (100) feet in width and being a portion of the lands conveyed to Almeda Casey by deed in the Registry of Deeds for Annapolis County in Book 201 at Page 389, and subsequently conveyed by Almeda Casey to Ivan Weir by deed dated the 30th day of September, 1960 and recorded in Book 259, Page 234.

BEING AND INTENDED TO BE Lot #1 conveyed in Book 262 at Page 565.

SAVE AND EXCEPT:

ALL that certain lot, piece or parcel of land situate, lying and being at Victoria Beach, in County of Annapolis, Province of Scotia, as shown on Province of Nova Scotia Department of Transportation right-of-way plan, sheet 1 of 1, entitled "Granville Road - Weir Property - Victoria Beach" dated the 18th day of

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January, 1989 and at the Registry of Deeds Office at Lawrencetown for the County of Annapolis on the 8th day of 1989 as plan number 2283; the said parcel being more particularly bounded and described as follows:

BEGINNING at co-ordinate point number 1 having values (N 4,948,928.159, E 5,400,918.088) based on the Nova Scotia Co-ordinate System, Zone 5, Central Meridian 64 degrees, 30 minutes West longitude; the said being situate on the Southeast boundary of the road leading to the wharf and marking the Northeast corner of lands of Casey Fisheries;

THENCE (by grid azimuths) 117 degrees, 30 minutes, 32 seconds, a distance of 20.717 meters, more or less, along the Southwest boundary of the said wharf road to co-ordinate point number 3 having values (N 4,948, 918.590, E 5,400,936.463);

THENCE 206 degrees, 35 minutes, 04 seconds, a distance of 6.574 meters, more or less, to co-ordinate point number 4 having values (N 4,948,912.711, E 5,400.933.521);

THENCE 303 degrees, 56 minutes, 34 seconds, a distance of 20.945 meters, more or less, to co-ordinate point number 2 having values (N 4,948,924.406, E 5,400,916.145) and situate on the Southeast boundary of Casey Fisheries;

THENCE 27 degrees, 22 minutes, 17 seconds, a distance of 4.226 meters, more or less, along the boundary between the lands of the Grantors and lands of Casey Fisheries to the Place of Beginning;

THE above described parcel containing 0.011 of a hectare, more or less, as shown outlined in red on the annexed plan.

Lot 2

BOUNDED on the North by Lot one above described (being lands formerly owned by Almeda Casey);

ON the West by the Victoria Beach Shore (Digby Gut);

ON the South by the lands formerly owned by Almeda Casey;

ON the East by the Main Highway;

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BEING INTENDED to convey the same lands described in a deed Burton G. Weir et als to Ivan Weir by deed dated the 3rd day of October 1957 and recorded in Book 221 at Page 480;

ALSO BEING AND INTENDED TO BE Lot #2 conveyed in Book 262 at Page 565.

TOGETHER WITH the privilege of using and maintaining a water pipe line over lands of Ivan Weir situate on the East side of the Main Highway, said pipeline leading to the lands herein conveyed (Lot 2)