

2023-11-30 18:28:08

AAN 10251982

**PID:** 41306291  
**CURRENT STATUS:** ACTIVE  
**EFFECTIVE DATE/TIME:** 2010-10-01 14:43:01

ALL THAT PARCEL of land situate on the westerly side of Cocked Hat Pond and on the southerly side of Semmindinger Pond at Portuguese Cove, County of Halifax, Province of Nova Scotia, being designated as Lot 26 on a Sketch Showing Lot 3, Lot 4, Lot 9, Lot 10, Lot 12 to Lot 15 Inclusive, Lot 26, Lot 27, Lot 30 to Lot 34 Inclusive and Lot 37 Being a Division of Parcel RL-X1, Parcel RL-X2, Parcel RL-X3 and Parcel X Lands of Mako Developments Limited, said sketch dated January 21, 2010 and prepared by Terrain Group Inc.; said Lot 26 having an area of 10.1 hectares, more or less, and being more particularly described as follows:

PREMISING that all bearings are grid derived from GPS observation referenced to the Nova Scotia Coordinate Survey System (NSCM 5002) and are referred to Meridian 64 degrees 30 minutes West.

COMMENCING at a point on the Ordinary High Water Mark of Cocked Hat Pond at a northwesterly corner of Lot 27, as shown on said sketch;

THENCE South 08 degrees 34 minutes 03 seconds West along Lot 27, a distance of 166.660 metres, more or less, to a point on a corner thereof;

THENCE South 88 degrees 40 minutes 33 seconds West continuing along Lot 27, a distance of 408.851 metres to a point on the easterly limit of Lands Now or Formerly of Michael D. Hogan (PID 00395905);

THENCE North 17 degrees 19 minutes 20 seconds West along Lands Now or Formerly of Michael D. Hogan, a distance of 190.077 metres to a point at a southwesterly corner of Lands of Her Majesty the Queen in Right of the Province of Nova Scotia (Ungranted Crown Lands) (PID 00649012);

THENCE North 75 degrees 21 minutes 16 seconds East along Lands of Her Majesty the Queen in Right of the Province of Nova Scotia, a distance of 157.322 metres, more or less, to a point on the Ordinary High Water Mark of Semmindinger Pond;

THENCE in a southeasterly and northeasterly direction along the various courses of the Ordinary High Water Mark of Semmindinger Pond, a distance of 138 metres, more or less, to a point on a southerly limit of the aforementioned Lands of Her Majesty the Queen in Right of the Province of Nova Scotia (Ungranted Crown Lands) (PID 00649012);

THENCE North 75 degrees 21 minutes 16 seconds East continuing along Lands of Her Majesty the Queen in Right of the Province of Nova Scotia, a distance of 249.793 metres, more or less, to a point on the Ordinary High Water Mark of Cocked Hat Pond;

THENCE in a southwesterly, southerly and easterly direction along the various courses of the Ordinary High Water Mark of Cocked Hat Pond, a distance of 296 metres, more or less, to the point of commencement.

TOGETHER WITH easements/rights of way as described in an Agreement registered as Document No. 96553459.

SUBJECT HOWEVER to restrictive covenants including the by-laws of the Avalon Park Lot Owners= Association as set out in an Agreement registered as Document No. 96553459.

SUBJECT HOWEVER to easements/rights of way as described in an Agreement registered as Document No. 96553459.

SUBJECT HOWEVER to an easement to Nova Scotia Power Inc. registered on September 29, 2010 as Document No. 96894242.

The parcel is exempt from the requirement for subdivision approval under the Municipal Government Act because all lots created, including the remainder lot, exceed 10 hectares in area. The lots are shown on a plan recorded as Document No. 95350428.

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**External Comments:**

**Description Change Details:**

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**Reason:**

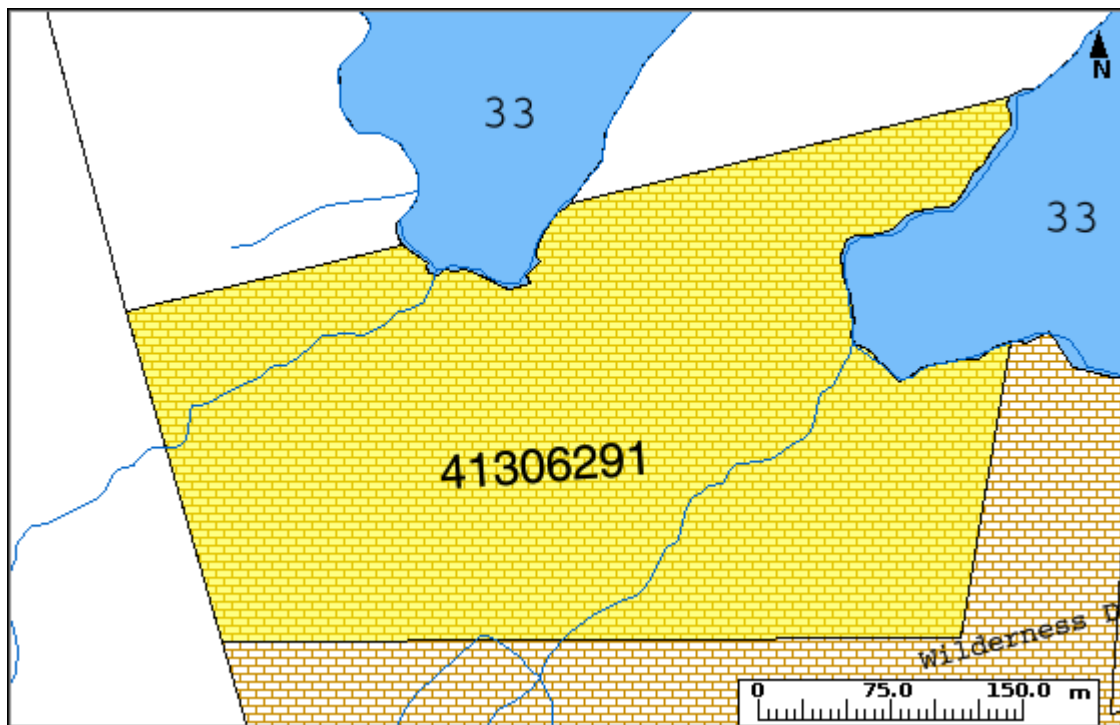
**Author of New or**

**Changed Description:**

**Name:**

**Registered Instruments:**

**Comments:**



The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

**Property Online version 2.0**

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