

COMPLETED PDCA FOR PID 40051039

General Information

PID 40051039

AAN 01632841

Last Conveyance: 7239/685

Body of Description to be submitted

ALL that certain lot, piece or parcel of land situate, lying and being on the eastern side of a Private Road Lakeside Drive so called, in the District of Lakeside, St. Margarets Bay Road, Halifax County, and being more particularly described as follows:

BEGINNING at a hole in a rock on the eastern side line of Lakeside Drive, the said point of beginning being distant sixty (60) feet measured northeasterly along the said eastern side line of Lakeside Drive from a stake at the northwestern corner of property now or formerly owned by Bell;

THENCE northeasterly along the eastern side line of the aforesaid Lakeside Drive sixty (60) feet more or less, to a hole in a rock at the most westwardly corner of Lot C as shown on a plan of subdivision of property at Governors Lake, Halifax County, owned by Mrs. V. E. Nicholson, said plan being signed by E. J. Feetham, C.E., P. L. S., and dated December 11th, 1951, and on file in the Registry of Deeds at Halifax;

THENCE south sixty one degrees thirty minutes east along the southern boundary of the aforesaid Lot C one hundred (100) feet, more or less, to a hole in a rock on western line of property now or formerly owned by Kirby;

THENCE south thirty-two degrees fifteen minutes west along the aforesaid western line of the Kirby property sixty (60) feet more or less, and parallel to the aforesaid eastern side line of Lakeside Drive, to a stake set at the northeastern corner of Lot "A" as shown on said plan;

THENCE north sixty-one degrees thirty minutes west along the northern boundary of the aforesaid Lot A one hundred (100) feet, more or less, to the place of beginning;

BENEFIT 1 of 1:

TOGETHER WITH a free and uninterrupted right-of-way unto the said Arnold G. Schmeisser, his Heirs and Assigns, and his and their servants, agents and workmen, at all times by day and night, over and upon the said private road (and all extensions thereof) known as Lakeside Drive, having a minimum width of twenty-five (25) feet throughout and leading from the St. Margarets Bay Road to and beyond the lot hereinbefore described.

BURDEN 1 OF 1:

SUBJECT TO a Well Agreement as recorded at the Registry of Deeds in Halifax County in Book 2050 at Page 916 being more particularly described as follows:

THE GRANTORS, Wilfred Ambrose Gallant and June Marie Gallant, hereby grant and convey unto the said Grantee, Joseph A. Isner, his Heirs and Assigns, a right-of-way over the said land of the Grantors at Lakeside, in the County of Halifax for the purpose of maintaining the water-line presently supplying water to the house and premises of the Grantee from the well located on the land of the Grantors, subject to the following terms and conditions:

- (1) All materials, labour, costs and expenses necessary to maintain the said water-line shall be provided or borne by the said Grantee;
- (2) Any soil excavated or removed by the Grantee for the purpose of maintaining the said water-line shall be replaced by him without delay and the surface shall be left as nearly as possible in the same condition as before such excavation or removal;
- (3) In the event of the failure of the said water supply, or should the capacity of the well prove to be insufficient to supply water to the two properties for normal domestic use the Grantors may terminate the Right-of-Way granted hereby by mailing a written notice of termination postpaid to the Grantee or the owner or occupant of the said property now owned by the Grantee, and the Grantors may demand that the said water-line be removed or disconnected forthwith, and in default thereof, the said Grantors may remove or disconnect the said water-line and recover the costs and expenses thereof from the said Grantee or the owner or occupant as aforesaid;
- (4) All costs incurred in the care and maintenance of the well (and all costs incurred in deepening the well if such should be decided upon by mutual agreement) shall be borne equally by the said Wilfred Ambrose Gallant and Joseph A. Isenor;

(Note: For PDCA's after December 2011, these will be selected from the PDCA "menu" as described earlier in these materials; previously, they were composed in text form in accordance with the regulations then in force at the applicable time; for example:

MGA COMPLIANCE STATEMENT

The description for this parcel originates with a deed dated June 14, 1965, registered in the registration district of Halifax County in book 2050 at page 493 and the subdivision is validated by Section 291 of the Municipal Government Act.)