

55 THOMPSON ROAD  
OXFORD





## Property Online Map

Date: Mar 1, 2023 5:02:02 PM



PID:	25371535	Owner:	LOGAN MACEACHREN	AAN:	02515938
County:	CUMBERLAND COUNTY	Address:	55 THOMPSON ROAD OXFORD	Value:	\$63,000 (2023 RESIDENTIAL TAXABLE)
LR Status:	NOT LAND REGISTRATION				

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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SCHEDULE 'A'

All that certain lot of land and premises situated on the northwesterly bounds of a street known as the Thompson Road, formerly called Henbull Street in the Town of Oxford, County of Cumberland and Province of Nova Scotia, and more particularly described as follows:

BEGINNING at a point on the northwesterly bounds of the Thompson Road, said point being 20 feet northwesterly from the centre line of the Thompson Road, and at the southwesterly corner of the lot of land conveyed from Guy Edwin Marshall et ux to Edward R. Blanchard by Deed dated October 22, 1959, recorded in the Registry of Deeds Office at Amherst, Nova Scotia, in Book 223, at Page 629, and now owned by Muriel Blanchard, the surviving widow of the late Edward F. Blanchard;

THENCE from the point of beginning so determined to run northwesterly along the division line of the Muriel Blanchard land a distance of 175 feet to a corner;

THENCE to run in a southwesterly direction and parallel to the northwesterly bounds of the Thompson Road along the division line of land being retained and owned by Carole Ann Thompson to a corner at the division line of land now owned by Jean Broughton;

THENCE to run in a southeasterly direction along the northeasterly division line of the land of Jean Broughton to the intersection with the northwesterly bounds of the Thompson Road a distance of 175 feet;

THENCE to run in a northeasterly direction along the northwesterly bounds of the Thompson Road to the point first above mentioned and the place of beginning.

BEING the front portion only having a depth of 175 of the land conveyed from Hazel Legere to Carole Ann Thompson by Deed dated October 1, 1980, recorded in the Registry of Deeds at Amherst, Nova Scotia, in Book 406, at Page 24, and subsequently conveyed from George H. Bartel to Logan MacEachern by Deed dated May 15, 1992, recorded in Book 582, at Page 204.

## **SCHEDULE B**

### **Standard Qualifications on Title**

1. **THAT I do not certify for metes and bounds (the boundary of the property), which can only be determined by a surveyor.**
  2. **THAT I cannot certify for any prescriptive rights that may have been acquired by persons occupying the property through adverse possession as this can only be ascertained by inquiring from neighbors and inspecting the premises.**
  3. **THAT I cannot certify with respect to any Aboriginal claims which may be made against the property.**
  4. **THAT I have assumed the accuracy of the indices maintained at the Registry of Deeds Office for the County of Cumberland, at Amherst, Nova Scotia.**
  5. **THAT this Solicitor's Certificate is for the benefit of the Town of Oxford only and may not be assigned or transferred to or relied upon by any other party.**
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