

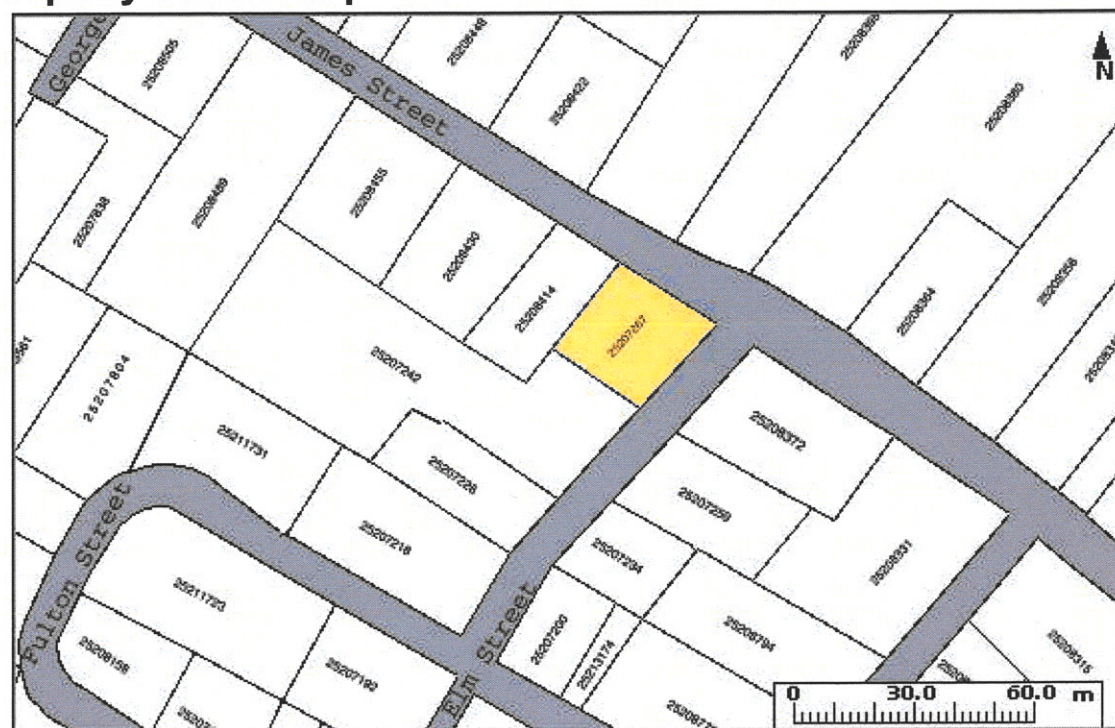
63 ELM STREET  
OXFORD





## Property Online Map

Date: Mar 1, 2023 4:59:08 PM



**PID:** 25207267      **Owner:** MUSTAFA MOHAMAD      **AAN:** 04415612  
**County:** CUMBERLAND COUNTY      **Address:** 63 ELM STREET      **Value:** \$16,300 (2023 RESIDENTIAL TAXABLE)  
**LR Status:** LAND REGISTRATION      **OXFORD**

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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**PARCEL DESCRIPTION REPORT**

**Schedule "A"**

2023-02-06 07:00:48

**PID:** 25207267  
**CURRENT STATUS:** ACTIVE  
**EFFECTIVE DATE/TIME:** 2013-11-07 08:57:50

ALL that certain lot of land and premises situated at the corner of Elm Street at James Street, in the Town of Oxford, in the County of Cumberland and Province of Nova Scotia, more particularly described as follows:

BEGINNING on the Westerly bounds of Elm Street at the point of intersection with the South bounds of James Street;

THENCE running in a Southerly direction along the bounds of said Elm Street a distance of approximately One Hundred (100) feet, more or less, to the point of intersection with the Northerly bounds of lands owned or possessed by Norman Crawford and now owned by Byron MacDonnell;

THENCE running in a Westerly direction along the bounds of the said Crawford land a distance of approximately Ninety (90 Feet, more or less, to the point of intersection with the bounds of land formerly owned and possessed by Charles Black and now owned by Dewis Rector;

THENCE running in a Northerly direction along the bounds of the said Black land a distance of approximately Ninety-five (95') feet, more or less, to the point of intersection with the Southerly bounds of the aforesaid James Street;

THENCE running in an Easterly direction along the Southerly bounds of the said James Street a distance of approximately One Hundred (100) feet, more or less, to the point of intersection with the Westerly bounds of the aforesaid Elm Street first above mentioned and the place of beginning.

CONTAINING approximately 9,250 square feet.

BEING the same lands as conveyed by Warranty Deed dated August 11, 1986 from Charlotte E. Rose to William L. Starling, and registered in the Cumberland County Land Registration Office on November 2, 1989 in Book 541 at Page 899 as Doc. No. 9109.

\*\*\* Municipal Government Act, Part IX Compliance \*\*\*

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

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**External Comments:**

**Description Change Details:**

**Reason:**  
**Author of New or**  
**Changed Description:**  
**Name:**

**Registered Instruments:**

## 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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