

103 HORTON STREET
OXFORD



103



Property Online Map

Date: Mar 1, 2023 5:00:11 PM



PID: 25208174 Owner: EMERSON R. MITCHELL AAN: 02368579
 County: CUMBERLAND COUNTY Address: 103 HORTON STREET Value: \$29,600 (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 06:50:17

PID: 25208174
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2007-05-17 08:45:56

ALL that certain lot of land and premises situated in the Town of Oxford, in the County of Cumberland, more particularly described as follows:-

BEGINNING at the intersection of the northwesterly sideline of Horton Street and the southwesterly sideline of a road or street (hereinafter called "the said road") leading to the paved highway from Oxford to Port Philip;

THENCE running southwesterly along the northwesterly sideline of Horton Street Seventy-five Feet (75') to a point distance northeasterly along said northwesterly sideline One Hundred and Sixty Feet (160') from the northeasterly sideline of Peel Street;

THENCE running northwesterly parallel to the southwesterly sideline of the said road and distance Seventy-five Feet (75') therefrom, One Hundred Feet (100'), more or less, to the southeasterly boundary line of lands of the estate of Ernest Simpson, once owned by Ralph Dobson;

THENCE running northeasterly along the said southeasterly boundary line Seventy-five Feet (75'), more or less, to the southwesterly sideline of the said road;

THENCE running southeasterly along said southwesterly sideline Forty-four Feet (44') or to the place of beginning.

BEING the same lands as were conveyed from Valery Rose King to Lawrence J. Simpson by deed May 23, 2001, and recorded at the Registry of Deeds Office at Amherst, Nova Scotia in Book 739 at Pages 753-755 as Document No. 1524.

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The creation by subdivision of this parcel is validated by Section 291 of the Municipal Government Act.

External Comments:

Description Change Details:

Reason:

Author of New or

Changed Description:

Name:

Registered Instruments:

Comments:

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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