

6606 LITTLE RIVER ROAD
OXFORD





Property Online Map

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PID: 25209065	Owner: LINDA LOCKHART	AAN: 00715522
County: CUMBERLAND COUNTY	Address: 6606 LITTLE RIVER ROAD OXFORD	Value: \$18,400 (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"

184

ALL that certain lot, piece or parcel of land situate, lying and being on the southwest side of the Little River Road, in the Town of Oxford, in the said County of Cumberland and more particularly bounded and described as follows:

BEGINNING on the southwest margin of the Little River Road at the west line of lands now owned by Ottie Thompson;

THENCE in a southwesterly direction and following the west line of the said Ottie Thompson a distance of seventy-seven (77) feet to an iron stake;

THENCE in a northwesterly direction and following the north line of lands of the said Ottie Thompson a distance of seventy-two (72) feet to an iron stake;

THENCE in a northeasterly direction and parallel with the west line of the said Ottie Thompson a distance of seventy-seven (77) feet to an iron stake on the southwest bounds of the Little River Road aforesaid;

THENCE in a southeasterly direction and following the southwest margin of the said Little River Road to the west line of lands of the said Ottie Thompson at the place of beginning, the lands hereinbefore described and herein conveyed having a perimeter of two hundred and ninety-nine (299) lineal feet and an area of five thousand five hundred and forty-four (5544) square feet.

BEING the same lands as were conveyed by Edward Reid to Ralph Chapman by Deed dated the 27th day of April, 1950 and recorded at the Registry of Deeds Office at Amherst, N.S. in Book 257, Page 17.

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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