

TAX SALE REPORTING LETTER

Tax Sale No. 130

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 30, 2021

Name: Richards, Joseph

Assessment Account No: 10071593

Property: PID 60451945, Crescent Beach Road, Bush Island

Title: I have carried out title investigations on the subject property. The title is not land registered. The subject lot is Lot #8 (see highlighted and marked as "Lottie Bush, Laura Wolfe and Edward Bush") on a plan of subdivision approved by an Order of the Supreme Court in 1903. There is also a survey plan from 1990 (filed as 7897) that shows the subject lot as being "now or formerly of Joseph Richard", but there is no evidence of paper title into the said Joseph Richard. Therefore, title likely vests in the heirs of Lottie Bush, Laura Wolfe and Edward Bush, and without determining all of their heirs and their possible interests, the paper title is not marketable. The property does not abut the public highway and likely would have the benefit of the use of and be burdened by the private road known as Crescent Beach Road. However, no right of way has even been documented to the lot, so access might be problematic.

Encumbrances: None

Marital Status: Unknown

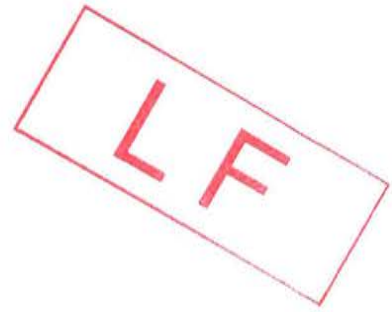
Survey: The plans noted above graphically depict lands but are not actual surveys of the subject property. No written description of the property exists to our knowledge.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



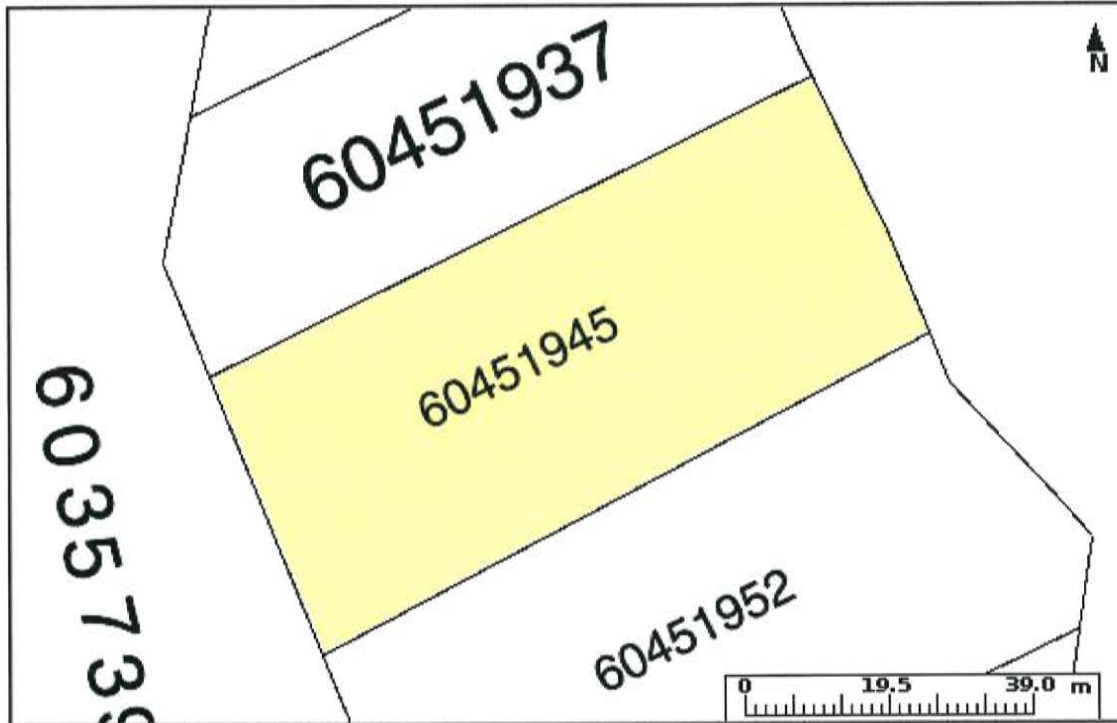
J. C. Reddy

****This title search and attached materials have been prepared for the benefit of the Municipality of the District of Lunenburg. The Municipality of the District of Lunenburg will not be held responsible for any third party reliance on these materials as they are being provided for informational purposes only. Any interested third parties are cautioned and strongly encouraged to procure their own professional advice (including, but not limited to, legal advice and/or surveying advice) in connection with this and/or any other tax sale property.



Property Online Map

Date: **Oct 8, 2021 3:45:37 PM**



PID: 60451945	Owner: JOSEPH RICHARDS	AAN: 10071593
County: LUNENBURG COUNTY	Address: CRESCENT BEACH ROAD BUSH ISLAND	Value: \$81,000 (2021 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION		

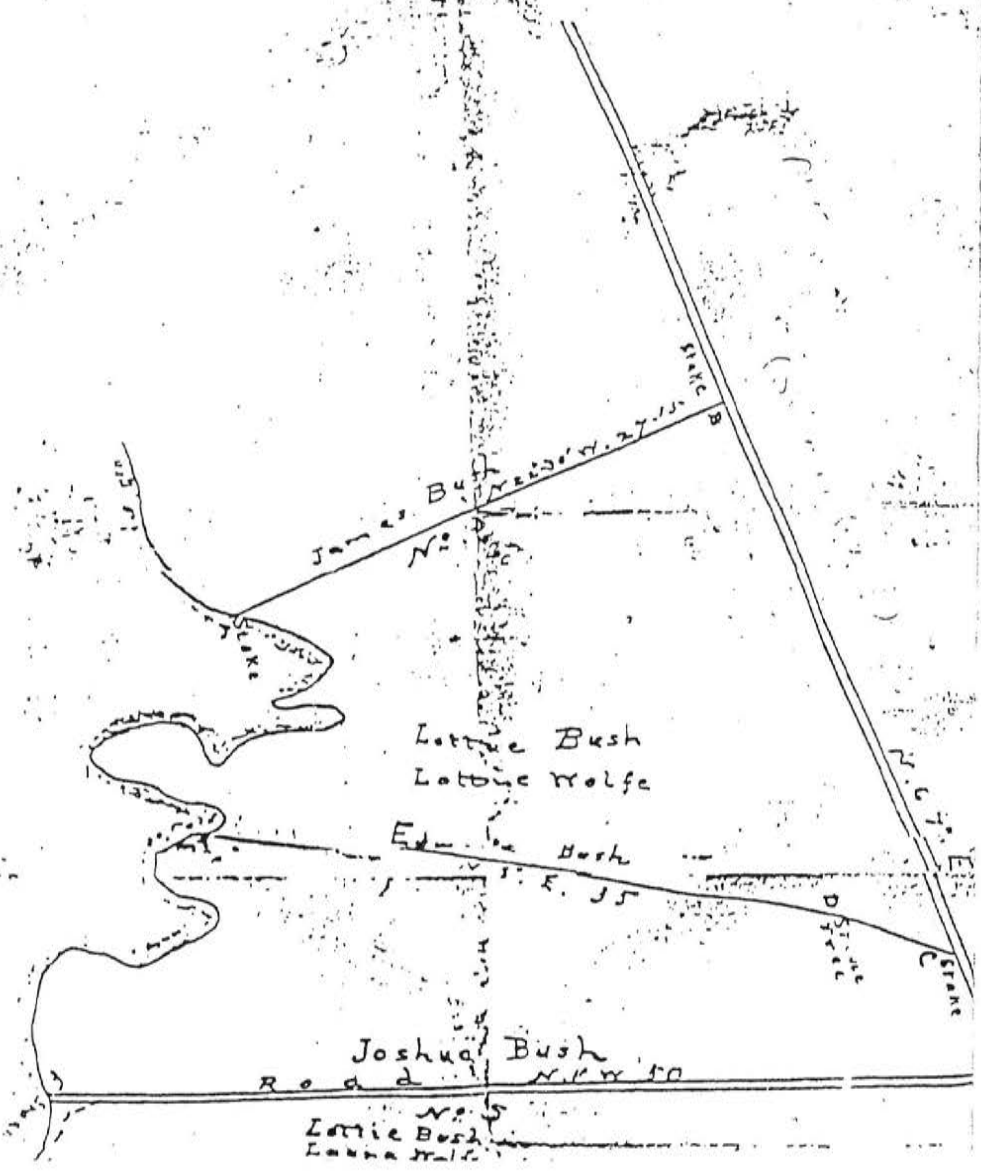
The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate 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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Scale
1 inch = 10 Rods.
1 Rod = 16.5 FT

Planned by
C. H. Standt
Dy. Crown Land Surveyor



Crossed CHA

Plan of Division of Lands at Bush's Island Lunenburg County
owned by: Annia Bush, Cassandra Bush, Issiah Bush,
Melissa Bush, Jessie Bush, Emily Turnbull, Edward Bush, Lottic Bush,
Laura Wolfe, Stephen Bush, Caleb Bush, George Bush,
made 18th 19th and 20th May 1903 by the order of the Supreme Court
commissioners appointed by order of the Supreme Court
dated 9th day of May 1903.

C. H. Starbuck
Joshua Starbuck
C. J. Manning

LINENBURG COUNTY
DISTRICT PLANNING COMMISSION
SUBDIVISION APPLICATION NUMBER

190063
APPROVED

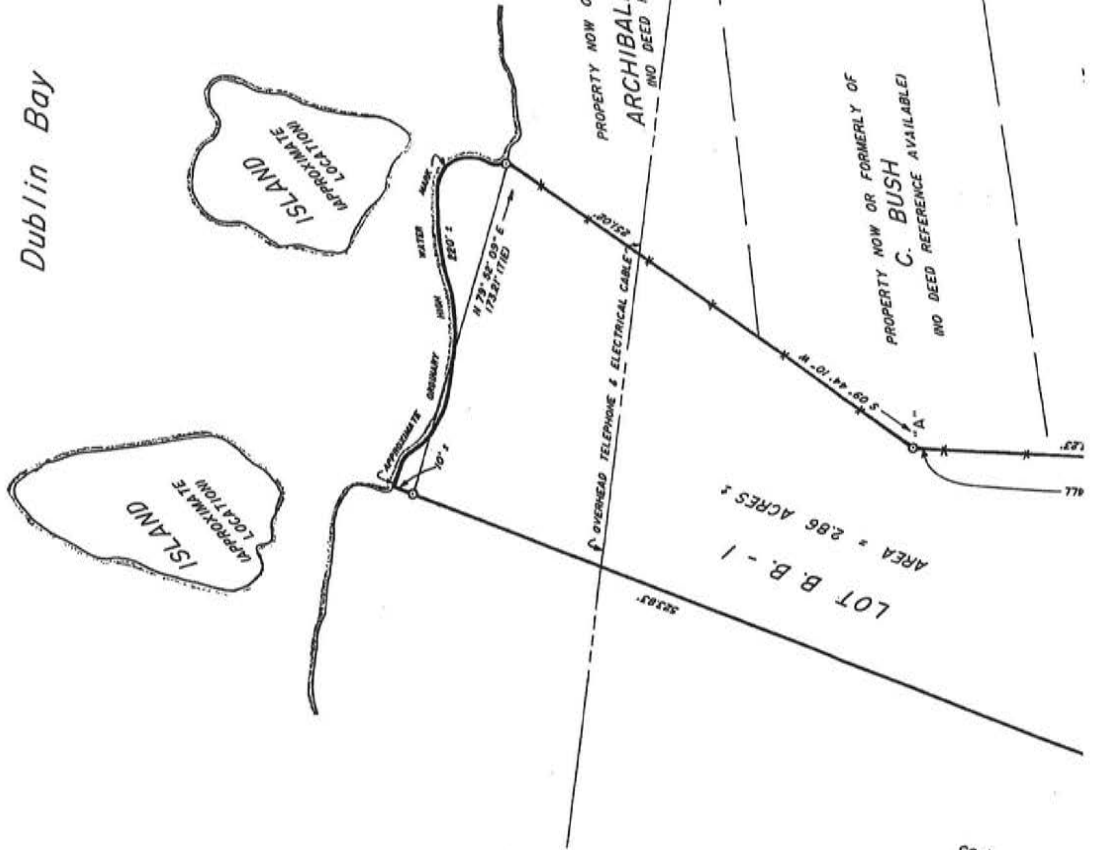
K. H. ...
DEVELOPMENT OFFICER

DATE: 30/11/90

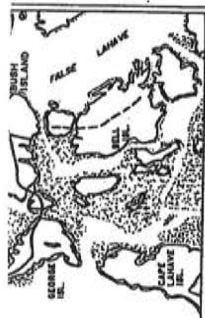
NOTE:
THIS APPROVAL REFERS ONLY TO LOT 1 B.B.-1

"CLASSES BE PROVIDED THAT THE PHYSICAL CONDITION OF THE LOT AND ADJUTING PROPERTIES DOES NOT CHANGE, LOT(S) IS/ARE APPROVED BY THE DEPARTMENT OF HEALTH FOR THE INSTALLATION OF AN ON-SITE SEWAGE DISPOSAL SYSTEM FOR RESIDENT 'A'. PURPOSES SUBJECT TO THE CONDITIONS REQUIRED BY THE DEPARTMENT OF HEALTH. APPLY FOR A SEWAGE DISPOSAL PERMIT BEFORE INSTALLING ANY NEW DISPOSAL SYSTEM."

Waters Of
Dublin Bay



77 OF
BUSH
PAGE 203, NO. 435



- LEGEND:**
- △ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
 - SURVEY MARKER
 - IRON BOLT
 - ⊗ "X" CUT IN ROCK
 - WOODEN POST
 - ⊞ TRAVERSE HUB
 - X—X—X WIRE FENCE
 - — — — — STONE WALL
 - FD FOUND
 - (C) CALCULATED

7897
MAY 30 1990

004908

NOTE: VALUES SHOWN - NOT ADJUSTED.
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES.

LOT USE: LAND AROUND EXISTING DWELLING

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3° M.T.M., 3° M.T.M., C.M. 64° 30' W. AND WERE DERIVED FROM SOLAR OBSERVATIONS TAKEN ON LINE "A-B", WHICH A CORRECTION OF 0° 05' 30" HAS BEEN APPLIED.

PLAN OF SUB-DIVISION

SHOWING LOT B.B.-1, PROPERTY OF BASIL CLYDE BUSH AT BUSH ISLAND, LUNENBURG COUNTY, NOVA SCOTIA.

SURVEY EXECUTED:
APRIL 23, 1990
PLAN DRAWN BY:
L.W. BERRIGAN & J.N. RUSSELL
SCALE:
1" = 60'
DATE OF PLAN:
APRIL 25, 1990
PLAN NO.:
B - 65

Surveyor's Certificate
I, Lester W. Berrigan, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision, and that the Nova Scotia Land Surveyors Act and the regulations made thereunder.

Dated this 25th day of APRIL, 1990.
Lester W. Berrigan
N.S.L.S. # 409



LESTER W. BERRIGAN
NOVA SCOTIA LAND SURVEYOR NO. 409
OAKHILL, LUN. CO., NOVA SCOTIA

