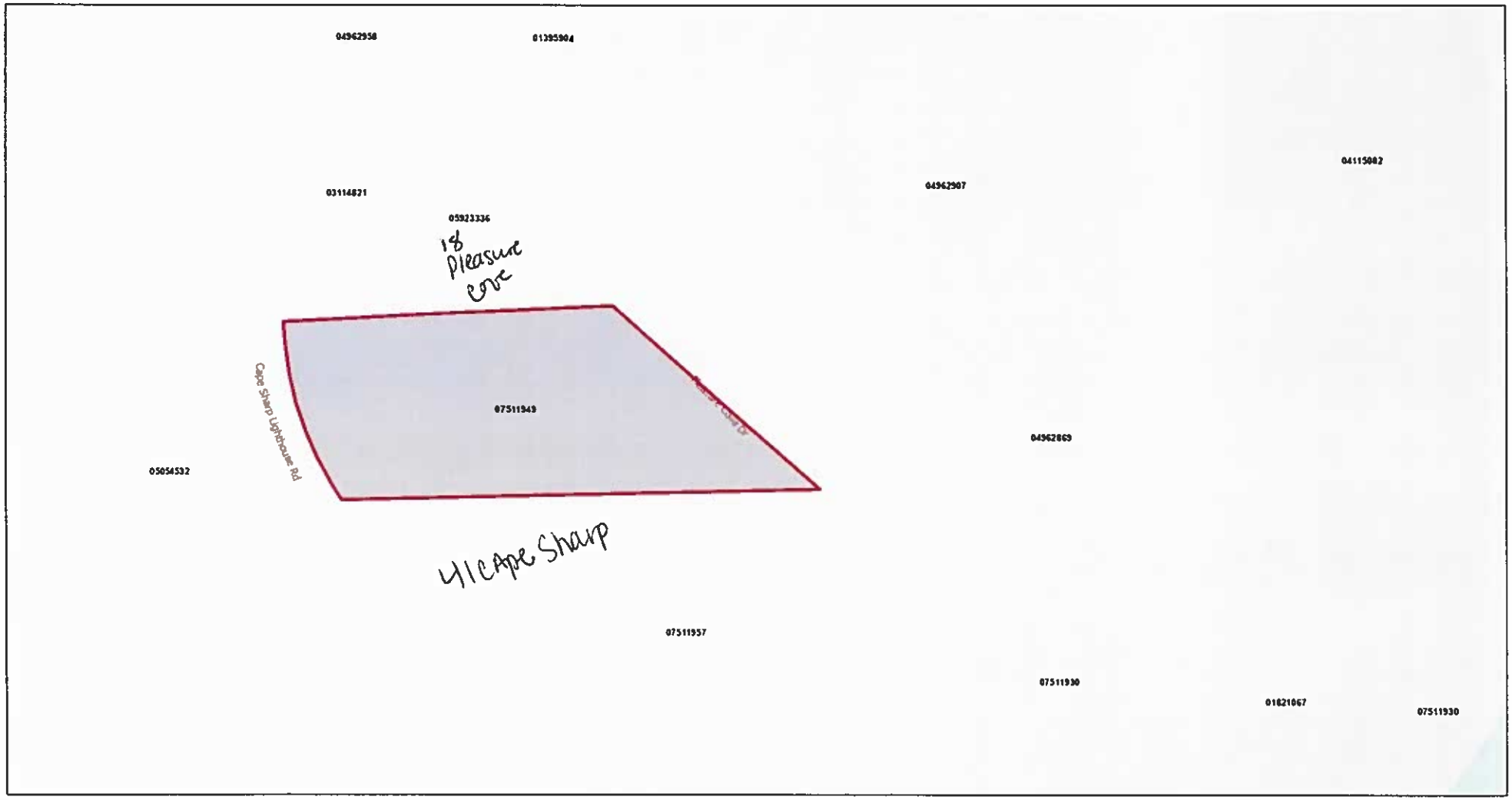
07511949 CAPE SHARP LIGHTHOUSE RD, WEST BAY A GRAPHICAL REPRESENTATION ONLY



July 30, 2025

1:1,222

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

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07511949 CAPE SHARP LIGHTHOUSE RD, WEST BAY A
GRAPHICAL REPRESENTATION ONLY



05/25/2017

MUNICIPALITY OF THE

JUR: 47 COUNTY OF CUMBERLAND AAN: 07511949

Primary Assignment: 47 - Secondary Assignment: -

NBHD: 470404 LUC: 0000 Res/Com: R ROLLTYPE: RPROLLYEAR: 2026

BEAMAN DAVID **CAPE SHARP LIGHTHOUSE RD WEST BAY**

Land Size 1.00 Acres

Sales

Price	Date	Number of Parcels
$0	02-JUN-2022	1
$0	30-AUG-2022	1

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2025	$10,000	$0	0	$0	$10,000	$5,000
2024	$5,000	$0	0	$0	$5,000	$0
2023	$5,000	$0	0	$0	$5,000	$4,900
2022	$5,000	$0	0	$0	$5,000	$4,600
2021	$5,000	$0	0	$0	$5,000	$4,400
2020	$5,000	$0	0	$0	$5,000	$4,400
2019	$5,000	$0	0	$0	$5,000	$4,400
2018	$5,000	$0	0	$0	$5,000	$4,300
2017	$5,000	$0	0	$0	$5,000	$4,300
2016	$5,000	$0	0	$0	$5,000	$4,300
2015	$5,000	$0	0	$0	$5,000	$4,300
2014	$5,000	$0	0	$0	$5,000	$4,300
2013	$4,800	$0	0	$0	$4,800	$4,300
2012	$4,800	$0	0	$0	$4,800	$4,300
2011	$4,800	$0	0	$0	$4,800	$4,200
2010	$4,800	$0	0	$0	$4,800	$4,100
2009	$4,500	$0	0	$0	$4,500	$4,100
2008	$4,000	$0	0	$0	$4,000	$0

MH Data

MH Width:
MH Length:
MH Make:
MH Model:
MH Park Name:
MH Serial #:

TAX ACCOUNT#: 07511949

PROPERTY: Cape Sharp Lighthouse Road, West Bay, Lot 93-JB2, Nova Scotia

ASSESSED TO: David Beaman

APPARENT PID: 25362617

Lot 93-JB2

ALL that certain lot, piece or parcel of land situate, lying and being on an Eastern boundary of Cape Sharp Road, West Bay, County of Cumberland, Province of Nova Scotia, and shown as LOT 93-JB2, on Plan of Survey entitled "PLAN OF SURVEY & DIVISION SHOWING LOTS 93-RW, 93-JB1, 93-GW, 93-FW & 93-JB2, LANDS IN THE ESTATE OF REGINALD M. WILLIGAR", by Russell Atkinson, N.S.L.S. dated the 5th day of September 1993, and more particularly described as follows:

BEGINNING at the intersection of a Southern boundary, lands of Stanley H. McCormick and an Eastern boundary of Cape Sharp Road, lands of H. M. in right of the Province of Nova Scotia;

THENCE N-87°-48'-19"-E along a Southern boundary, lands of Stanley H. McCormick and Ralph Willigar, 75.647 metres to a point on a Southwestern boundary, Lot 93-RW, lands in the Estate of Reginald M. Willigar;

THENCE S-47°-33'-00"-E along a Southwestern boundary, Lot 93-RW, lands in the Estate of Reginald M. Willigar, 63.904 metres to a paint on a Northern boundary, Lot 93-JB1, lands in the Estate of Reginald M. Willigar;

THENCE S-89°-35'-16"-W along a Northern boundary, Lot 93-JB1, lands in the Estate of Reginald M. Willigar, 110.115 metres to a point on an Eastern boundary of Cape Sharp Road, lands of H. M. in right of the Province of Nova Scotia;

THENCE N-30°-38'-32"-W along an Eastern boundary of Cape Sharp Road, lands of H. M. in right of the Province of Nova Scotia, 3.954 metres to point of curve to the right;

THENCE following along a curved Eastern boundary of Cape Sharp Road, lands of H. M. in right of the Province of Nova Scotia, said curve having a radius of 74.732 metres, an arc distance of 34.271 metres to a point, (a tie bearing and distance of N-17°-30'-18"-W, 33.971 metres);

THENCE N-04°-22'-03"-W along an Eastern boundary of Cape Sharp Road, lands of H. M. in right of the Province of Nova Scotia, 5.243 metres, to the POINT OF BEGINNING;

CONTAINING 4046.9 square metres more or less;

ALSO TO INCLUDE a 4.572 wide Right Of Way along the Southwestern boundary of Lot 93-RW, and ALSO a 5.000 metre wide Easement across said Lot 93-W, to be used as access to the

Beach of the West Bay, said Right of Way and Easement are also for the use of any other lots that may be created in this Subdivision in the future;

SUBJECT TO a 4.572 metre wide Right of Way along the Northern boundary of said Lot 93-JB2, said Right of Way to be used for access to all other lots now existing in the said subdivision, and also any other lots that may be created in this subdivision in the future;

BEING and intended to be a portion of the lands recorded in Book 202 Page 407, the Registry of Deeds, Town of Amherst, County of Cumberland Province of Nova Scotia;

ALL Bearings referred to herein are based on the Nova Scotia Coordinate System, Zone 5, Central Meridian 64.5° West Longitude.

Aforesaid Lot 93-JB2 is shown on the Plan of Survey & Division, Lands in the Estate of Reginald M. Williger, filed at the Cumberland County Registry of Deeds Office on September 14, 1992, as Plan No. 2076.