

DESCRIPTION
LOT NO. 370
SOUTHLANDS DEVELOPMENT – AREA 3-4 (STAGE 5)

ALL THAT piece or parcel of land situate and being on the Northwest side of Ginger Street, in the City of St. John's, in the Province of Newfoundland and Labrador, Canada, bounded and abutted as follows, that is to say: Beginning at a point, the said point having T.M. Grid Co-ordinates (NAD 83) of N 5,261,547.950 m and E 317,983.981 m with reference to Monument No. 80G2121 with Co-ordinates of N 5,262,169.686 m and E 319,117.227 m;

THENCE running by Lot No. 371 North thirty nine degrees zero three minutes thirty six seconds West thirty nine decimal eight nine five metres;

THENCE turning and running by Lot Nos. 384 & 385 North forty nine degrees zero four minutes fifty six seconds East twenty three decimal zero seven one metres;

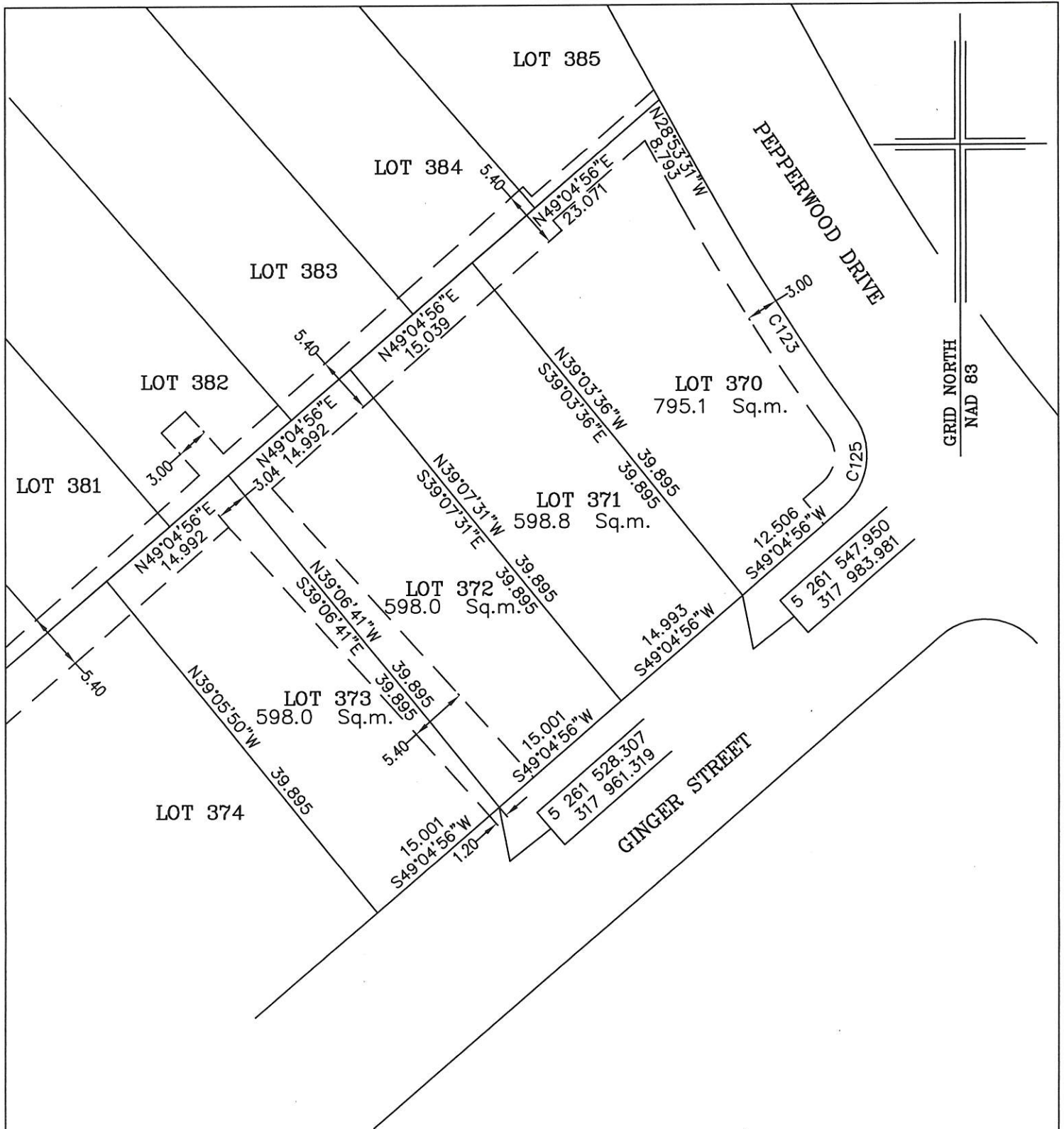
THENCE turning and running along the Southwestern limits of Pepperwood Drive South twenty eight degrees fifty three minutes thirty one seconds East eight decimal seven nine three metres; **THENCE** along the arc of a curve having a chord bearing and distance of South thirty two degrees twenty seven minutes forty two seconds East twenty five decimal eight three eight metres and a radius of 207.500 metres; **THENCE** along the arc of a curve having a chord bearing and distance of South zero six degrees thirty one minutes thirty two seconds West eight decimal four five four metres and a radius of 6.250 metres;

THENCE turning and running along the Northwestern limits of Ginger Street South forty nine degrees zero four minutes fifty six seconds West twelve decimal five zero six metres more or less to the point of beginning and containing in all an area of 795.1 square metres as more particularly described on the plan hereto annexed. **RESERVING NEVERTHELESS** an easement for a powerline as shown on the said attached plan and being more particularly described on Nfld. Power Plan No. 1-1101-31-911A_REV_b.

ALL bearings are referred to Grid North.

Job No. 13-201

Date: June, 2013



MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

CONTROL MONUMENTS USED (NAD 83)

80G2121 N 5 262 169.686 E 319 117.227

SCALE FACTOR OF 0.999878 USED FOR THE COMPUTATIONS OF STARTING CO-ORDINATES
ALL OTHER DISTANCES ARE HORIZONTAL GROUND DISTANCES.

CURVE TABLE

No.	Arc	Radius	Chord Bearing	Chord Distance
C123	25.855	207.500	S32°27'42"E	25.838
C125	9.284	6.250	S06°31'32"W	8.454

NOTE: ALL POWERLINE EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-31-911A_REV_b



PLOT PLAN
LOT NOS. 370-373 GINGER STREET
SOUTHLANDS DEVELOPMENT - AREA 3&4 STAGE 5
ST. JOHN'S, NL

WILLIAM DOYLE & ASSOCIATES LTD.
 Newfoundland Land Surveyors

SCALE: 1:500

JOB NO. 13 - 201

DATE: JUNE, 2013

DRAWN BY: W.M.D.

William Doyle