

DESCRIPTION
LOT NO. 377
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 5,261,489.402 m and E 317,915.662 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 along the Northwestern limits of Ginger Street along the arc of a curve having a chord bearing and distance of South sixty degrees thirty minutes twenty five seconds West zero decimal three nine eight metres and a radius of 27.500 metres;

THENCE South sixty degrees fifty five minutes eighteen seconds West sixteen decimal six nine six metres; **THENCE** along the arc of a curve having a chord bearing and distance of North seventy two degrees thirty six minutes forty nine seconds West nine decimal zero six two metres and a radius of 6.250 metres;

THENCE turning and running along the Northeastern limits of Sugar Pine Crescent North twenty six degrees zero eight minutes fifty five seconds West twenty three decimal six eight seven metres;

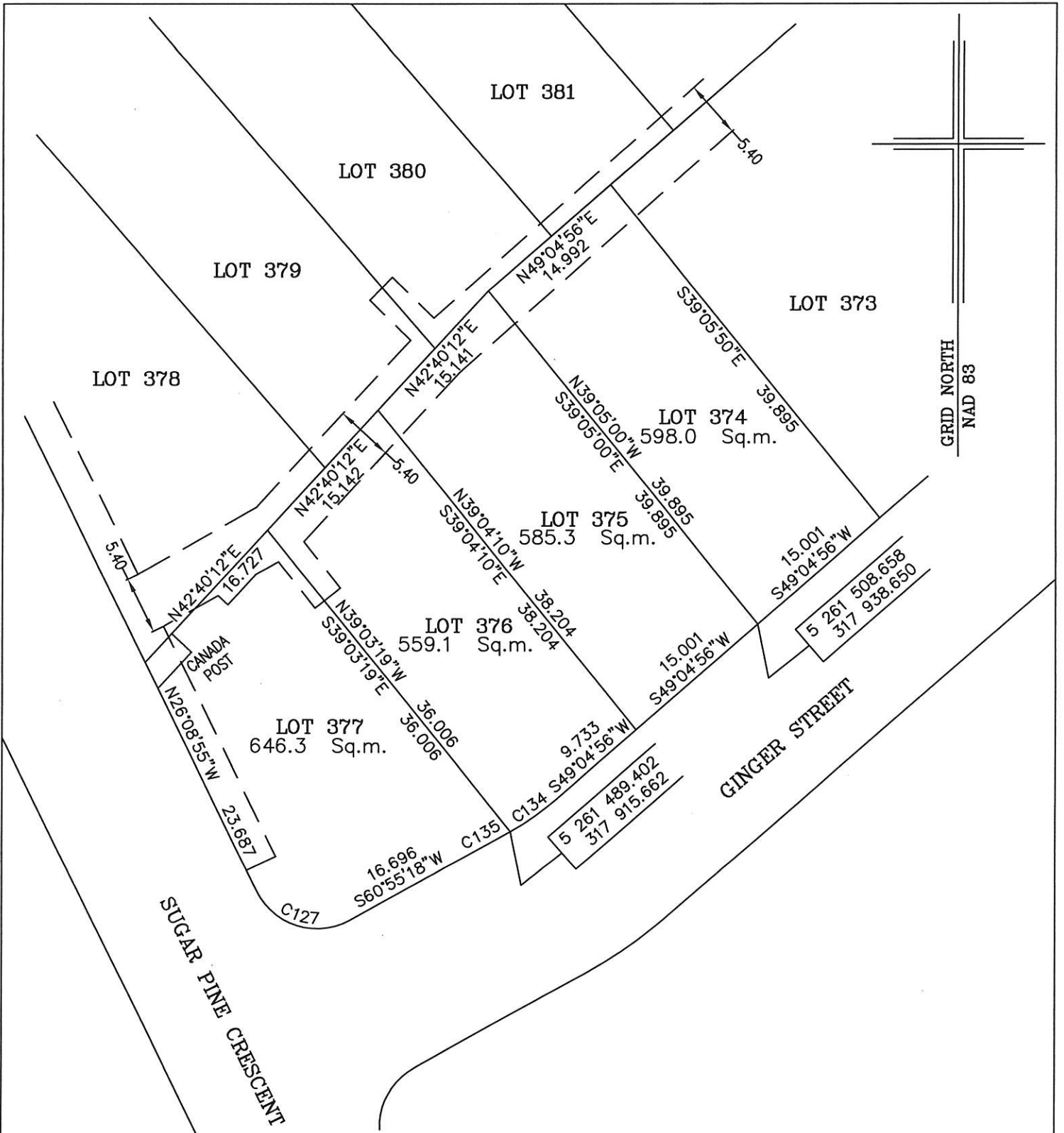
THENCE turning and running by Lot No. 378 North forty two degrees forty minutes twelve seconds East sixteen decimal seven two seven metres;

THENCE turning and running by Lot No. 376 South thirty nine degrees zero three minutes nineteen seconds East thirty six decimal zero zero six metres more or less to the point of beginning and containing in all an area of 646.3 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 **AND ALSO** a Canada Post Easement as shown on the attached plan.

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

CURVE TABLE

No.	Arc	Radius	Chord Bearing	Chord Distance
C127	10.137	6.250	N72°36'49"W	9.062
C134	5.285	27.500	S54°35'14"W	5.276
C135	0.398	27.500	S60°30'25"W	0.398

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

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

PLOT PLAN

LOT NOS. 374-377 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.

