

DESCRIPTION
LOT NO. 345
WESTGATE SUBDIVISION – STAGE 5

ALL THAT piece or parcel of land situate and being on the Southwest side of Street 12, 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 5,267,056.026 m and E 319,589.915 m with reference to Monument No. 80G2181 with Co-ordinates of N 5,267,822.526 m and E 321,320.272 m;

THENCE running along the Southwestern Limits of Street 12 South thirty degrees twenty three minutes zero seconds East sixteen decimal six two seven metres;

THENCE turning and running by Lot No. 344 South fifty nine degrees thirty seven minutes zero seconds West thirty two metres;

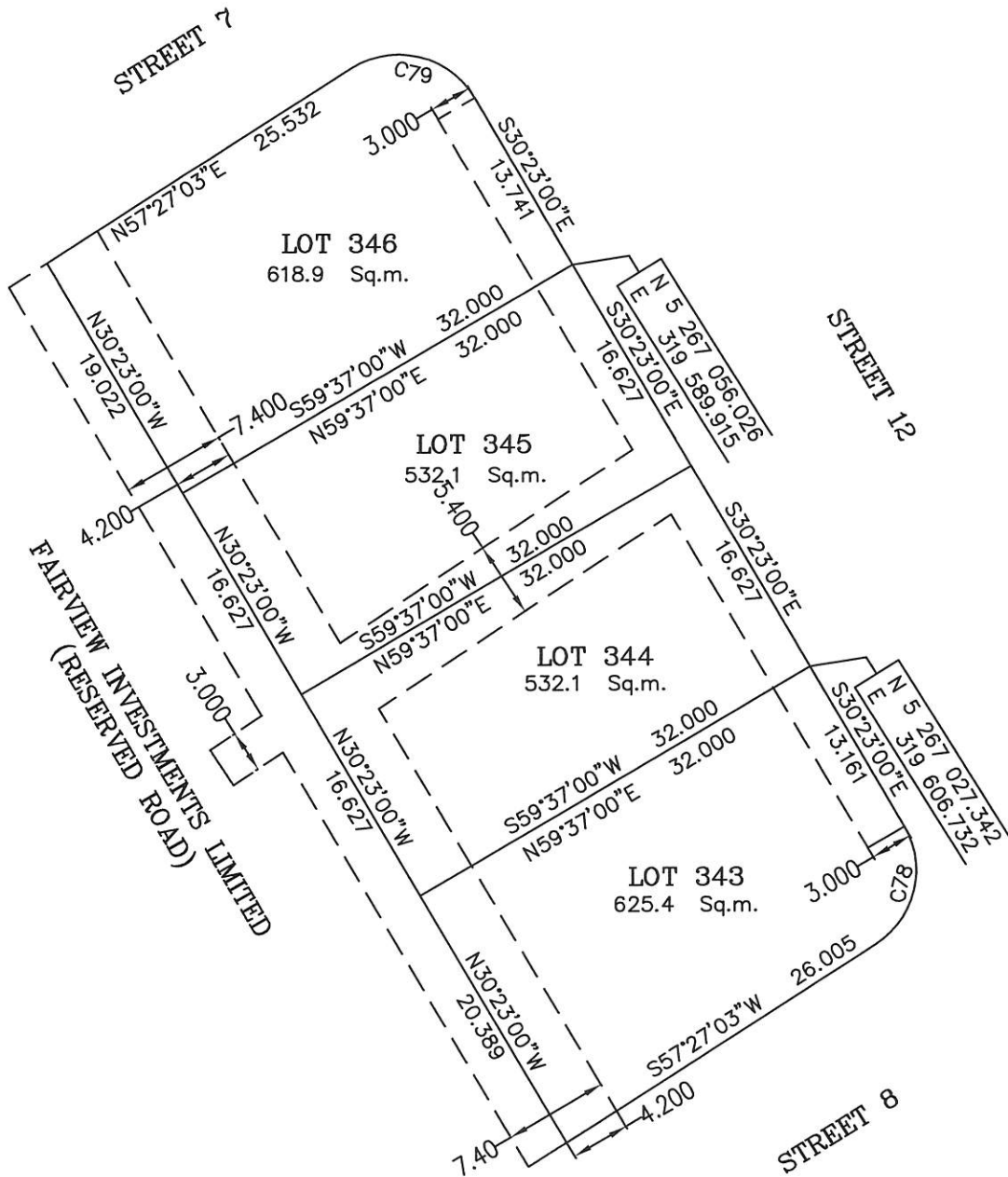
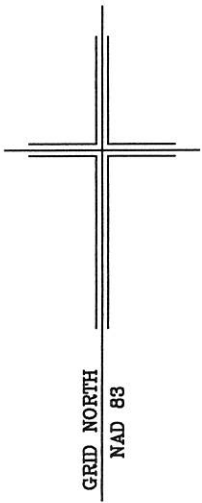
THENCE turning and running by land of Fairview Investments Limited North thirty degrees twenty three minutes zero seconds West sixteen decimal six two seven metres;

THENCE turning and running by Lot No. 346 North fifty nine degrees thirty seven minutes zero seconds East thirty two metres more or less to the point of beginning and containing in all an area of 532.1 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 the Nfld. Power Plan No. . 1-1101-31-906A_REV_A

ALL bearings are referred to Grid North.

Job No. 12-799

Date: July, 2013



NUM	ARC	RADIUS	BEARING	DISTANCE
C78	29.689	6.250	S13°32'02"W	8.670
C79	29.216	6.250	S76°27'58"E	9.004

NOTE: ALL POWERLINE EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD.POWER PLAN NO. 1-1101-31-906A_REV_A.

MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

CONTROL MONUMENTS USED (NAD 83)

80G2181 N 5 267 822.526 E 321 320.272

SCALE FACTOR OF 0.999881 USED FOR THE COMPUTATIONS OF STARTING CO-ORDINATES
ALL OTHER GROUND DISTANCES ARE HORIZONTAL GROUND DISTANCES.

PLOT PLAN

**LOT NOS. 343-346 STREET 12
WESTGATE SUBDIVISION - STAGE 5
ST. JOHN'S, NL**

**WILLIAM DOYLE & ASSOCIATES LTD.
Newfoundland Land Surveyors**

SCALE: 1:500

JOB NO. 12-799

DATE: JULY 2013

DRAWN BY: R.S.\W.M.D.

