

DESCRIPTION
LOT NO. 314
WESTGATE SUBDIVISION – STAGE 5

ALL THAT piece or parcel of land situate and being on the Northeast side of Cape Fox 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 5,267,083.926 m and E 319,686.188 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 Northeastern Limits of Cape Fox Street North thirty degrees twenty seven minutes forty three seconds West fifteen decimal zero one zero metres;

THENCE turning and running by Lot No. 313 North fifty seven degrees twenty seven minutes zero three seconds East thirty six decimal three eight nine metres;

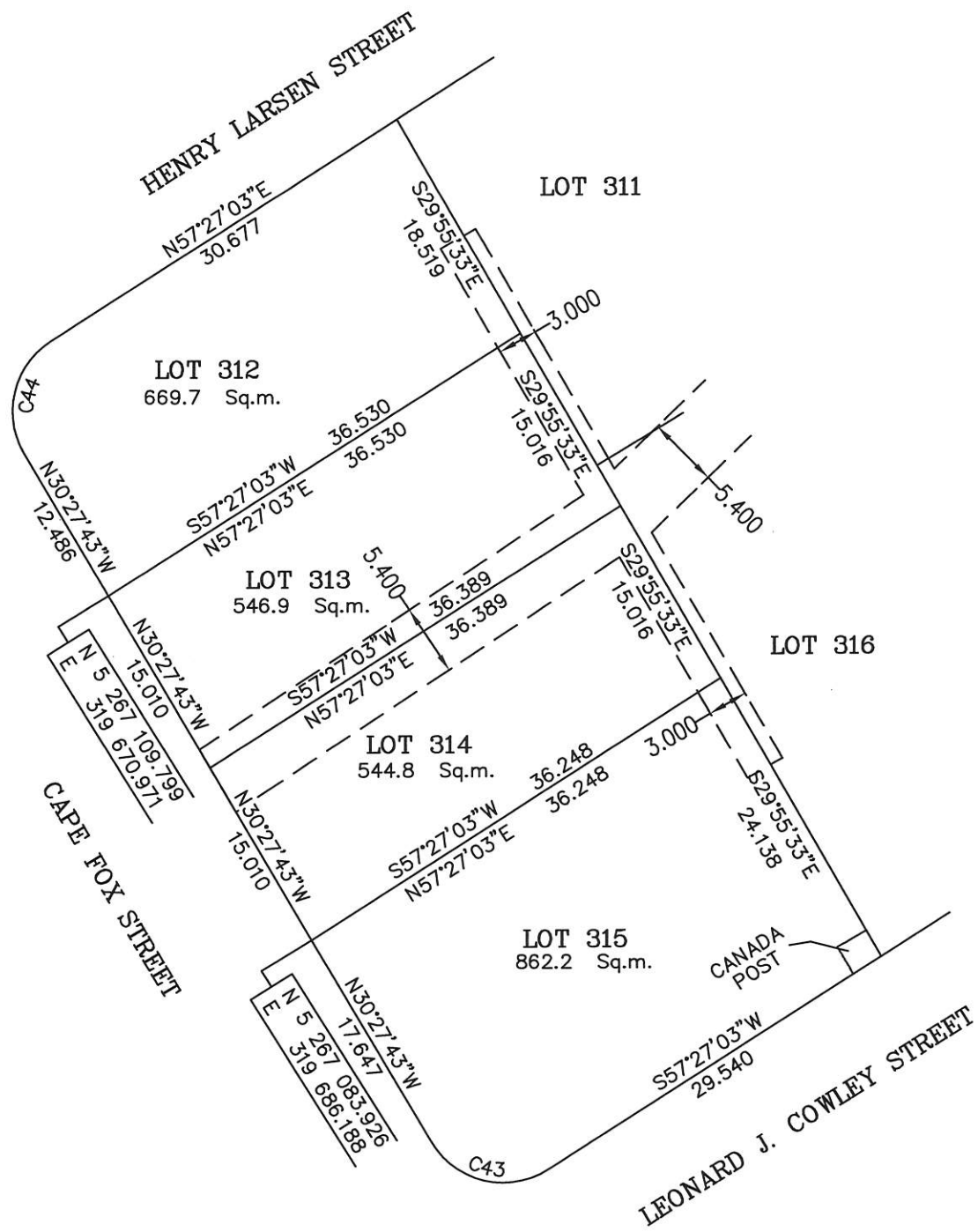
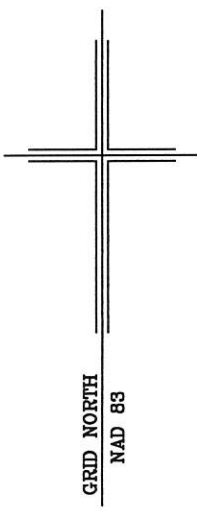
THENCE turning and running by Lot No. 316 South twenty nine degrees fifty five minutes thirty three seconds East fifteen decimal zero one six metres;

THENCE turning and running by Lot No. 315 South fifty seven degrees twenty seven minutes zero three seconds West thirty six decimal two four eight metres more or less to the point of beginning and containing in all an area of 544.8 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
C43	10.045	6.250	N76°30'20"W	8.998
C44	9.590	6.250	N13°29'40"E	8.676

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.

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



PLOT PLAN
LOT NOS. 312-315 CAPE FOX STREET
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.

William Doyle