

DESCRIPTION
LOT NO. 315
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 by Lot No. 314 North fifty seven degrees twenty seven minutes zero three seconds East thirty six decimal two four eight metres;

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

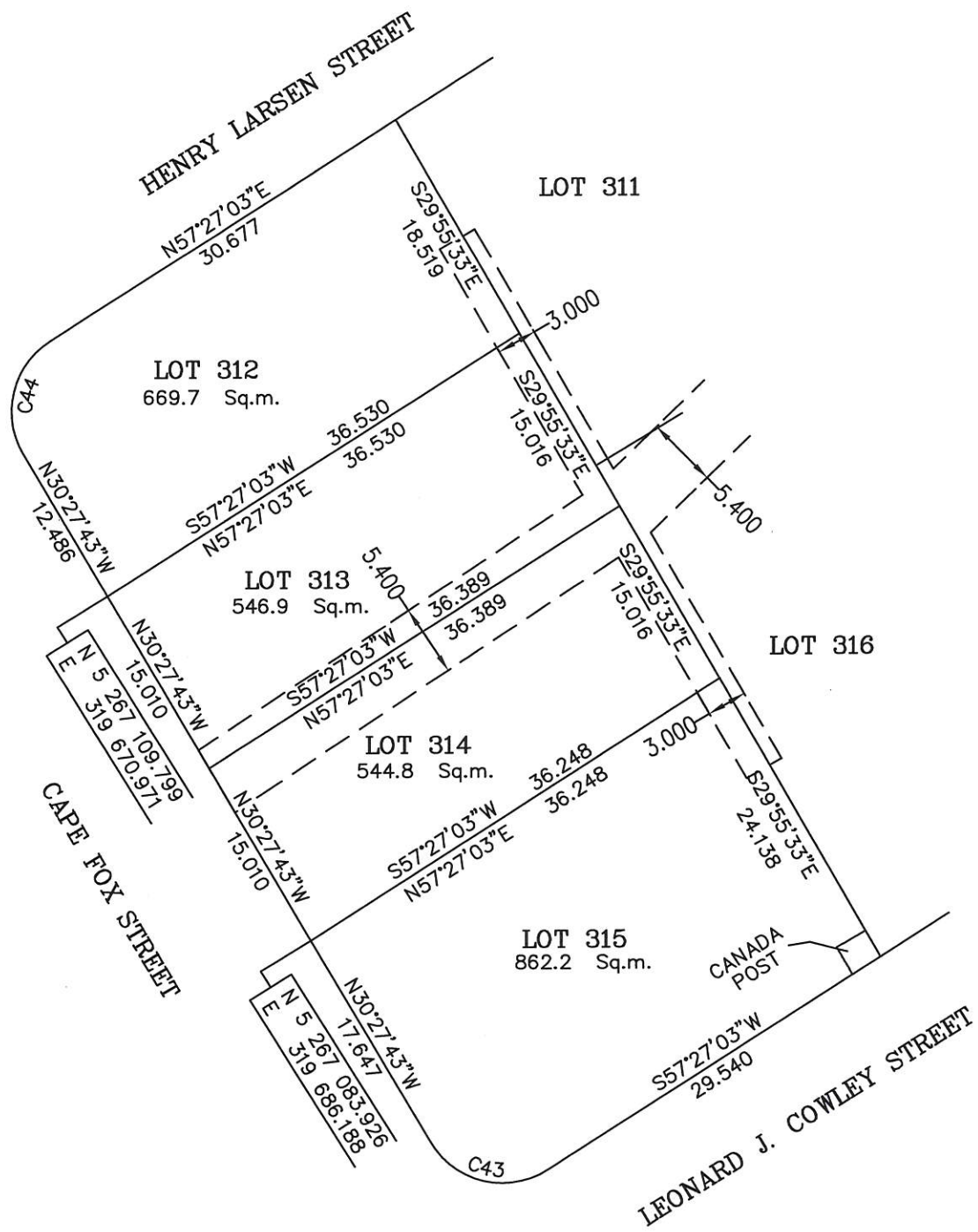
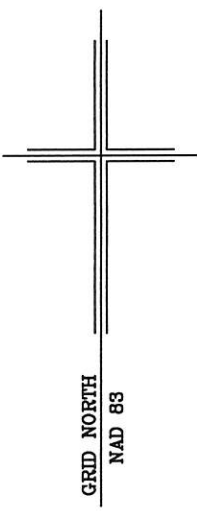
THENCE turning and running along the Northwestern Limits of Leonard J. Cowley Street South fifty seven degrees twenty seven minutes zero three seconds West twenty nine decimal five four zero metres; **THENCE** along the arc of a curve having a chord bearing and distance of North seventy six degrees thirty minutes twenty seconds West eight decimal nine nine eight metres and a radius of 6.250 metres;

THENCE turning and running along the Northeastern Limits of Cape Fox Street North thirty degrees twenty seven minutes forty three seconds West seventeen decimal six four seven metres more or less to the point of beginning and containing in all an area of 862.2 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 **AND ALSO** a Canada Post easement as shown on the attached plan.

ALL bearings are referred to Grid North.

Job No. 12-799

Date: July, 2013



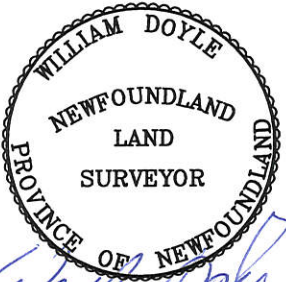
MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.
 CONTROL MONUMENTS USED (NAD 83)

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.

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

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.