

**DESCRIPTION**  
**LOT NO. 317**  
**WESTGATE SUBDIVISION – STAGE 5**

**ALL THAT** piece or parcel of land situate and being on the Northwest side of Leonard J. Cowley 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 5,267,092.867 m and E 319,740.123 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. 316 North twenty nine degrees fifty five minutes thirty three seconds West thirty nine decimal six nine three metres;

**THENCE** turning and running by Lot Nos. 311 & 310 North fifty eight degrees forty three minutes eleven seconds East fifteen decimal zero zero four metres;

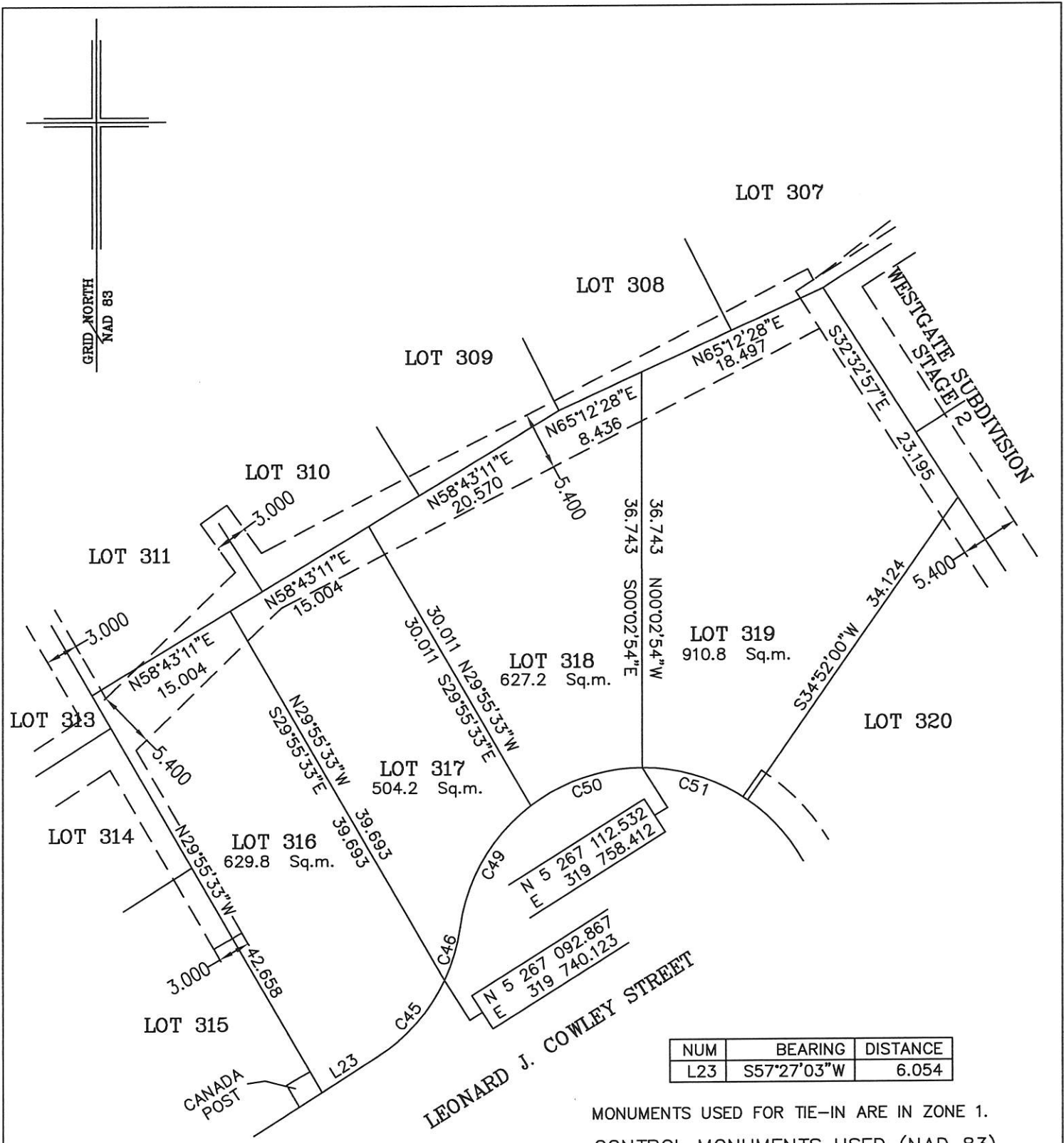
**THENCE** turning and running by Lot No. 318 South twenty nine degrees fifty five minutes thirty three seconds East thirty decimal zero one one metres;

**THENCE** turning and running along the Northwestern Limits of Leonard J. Cowley Street along the arc of a curve having a chord bearing and distance of South thirty degrees ten minutes fifty two seconds West twelve decimal nine nine seven metres and a radius of 17.000 metres; **THENCE** along the arc of a curve having a chord bearing and distance of South sixteen degrees twenty five minutes fifty nine seconds West five decimal one five eight metres and a radius of 17.000 metres more or less to the point of beginning and containing in all an area of 504.2 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

**ALL** bearings are referred to Grid North.

Job No. 12-799

Date: July, 2013



NUM	BEARING	DISTANCE
L23	S57°27'03"W	6.054

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. & 1-1101-31-867a

NUM	ARC	RADIUS	BEARING	DISTANCE
C45	9.581	17.000	S41°18'17"W	9.455
C46	5.178	17.000	S16°25'59"W	5.158
C49	13.336	17.000	S30°10'52"W	12.997
C50	11.066	17.000	S71°18'11"W	10.872
C51	10.360	17.000	N72°35'27"W	10.200

**PLOT PLAN**

LOT NOS. 316-319 LEONARD J. COWLEY 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.

