

DESCRIPTION
LOT NO. 321
WESTGATE SUBDIVISION – STAGE 5

ALL THAT piece or parcel of land situate and being on the Southeast 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 5,267,096.473 m and E 319,775.398 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. 320 North sixty degrees fifty minutes thirty eight seconds East thirty two decimal four four eight metres;

THENCE turning and running by Westgate Subdivision Stage 2 South thirty two degrees thirty two minutes fifty seven seconds East thirty one decimal seven four six metres;

THENCE turning and running by Open Space South forty degrees fifty seven minutes eleven seconds West fourteen decimal six five five metres;

THENCE turning and running by Lot No. 322 North seventy four degrees zero minutes fifty one seconds West forty decimal five four four metres;

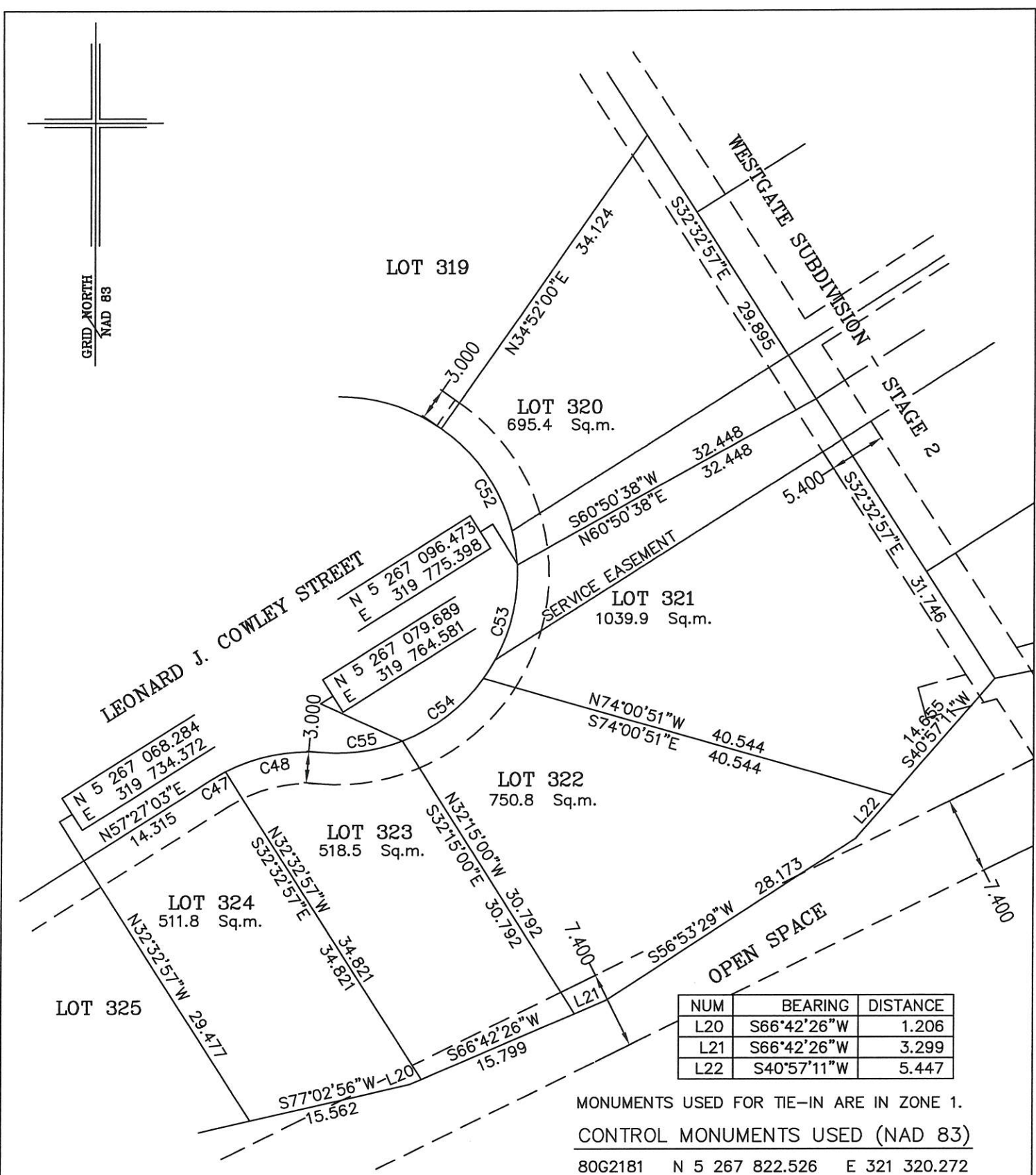
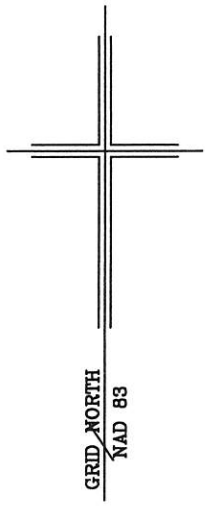
THENCE turning and running along the Southeastern Limits of Leonard J. Cowley Street along the arc of a curve having a chord bearing and distance of North sixteen degrees fifteen minutes twenty seconds East eleven decimal three zero six metres and a radius of 17.000 metres more or less to the point of beginning and containing in all an area of 1039.9 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 & 1-1101-31-867a. **AND ALSO** a sewer easement of an irregular width along the Northwestern boundary.

ALL bearings are referred to Grid North.

Job No. 12-799

Date: July, 2013

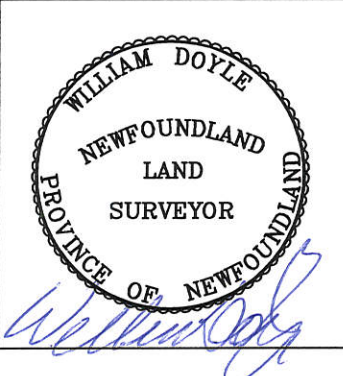


NUM	BEARING	DISTANCE
L20	S66°42'26"W	1.206
L21	S66°42'26"W	3.299
L22	S40°57'11"W	5.447

NUM	ARC	RADIUS	BEARING	DISTANCE
C47	1.537	17.000	N60°02'29"E	1.537
C48	9.544	17.000	N78°42'56"E	9.419
C52	15.419	17.000	N29°08'59"W	14.896
C53	11.525	17.000	N16°15'20"E	11.306
C54	9.819	17.000	N52°13'28"E	9.683
C55	7.723	17.000	N81°47'07"E	7.656

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



PLOT PLAN
LOT NOS. 320-324 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.