

DESCRIPTION

LOT NO. 325

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 5,267,068.284 m and E 319,734.372 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. 324 South thirty two degrees thirty two minutes fifty seven seconds East twenty nine decimal four seven seven metres;

THENCE turning and running by Open Space South seventy seven degrees zero two minutes fifty six seconds West five decimal zero two zero metres; **THENCE** South forty eight degrees zero three minutes zero one seconds West eleven decimal two seven two metres;

THENCE turning and running by Lot No. 326 North thirty two degrees thirty two minutes fifty seven seconds West twenty nine decimal six three four metres;

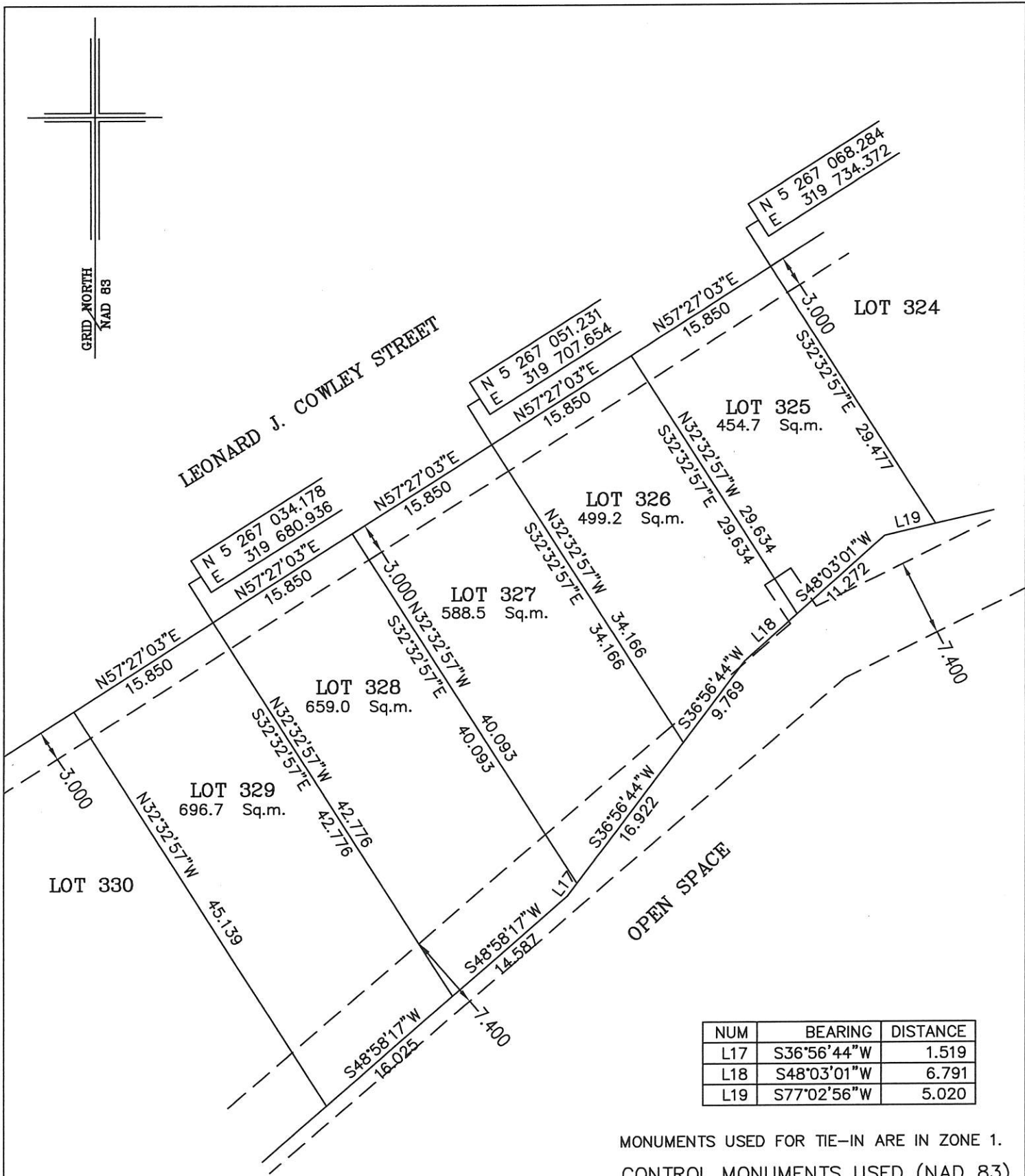
THENCE turning and running along the Southeastern Limits of Leonard J. Cowley Street North fifty seven degrees twenty seven minutes zero three seconds East fifteen decimal eight five zero metres more or less to the point of beginning and containing in all an area of 454.7 square metres as more particularly 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. 1-1101-906A_REV_A.

ALL bearings are referred to Grid North.

Job No. 12-799

Date: July, 2013



NUM	BEARING	DISTANCE
L17	S36°56'44"W	1.519
L18	S48°03'01"W	6.791
L19	S77°02'56"W	5.020

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. 325-329 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.



William Doyle