

**DESCRIPTION**  
**LOT NO. 328**  
**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 5,267,034.178 m and E 319,680.936 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 Southeastern Limits of Leonard J. Cowley Street North fifty seven degrees twenty seven minutes zero three seconds East fifteen decimal eight five zero metres;

**THENCE** turning and running by Lot No. 327 South thirty two degrees thirty two minutes fifty seven seconds East forty decimal zero nine three metres;

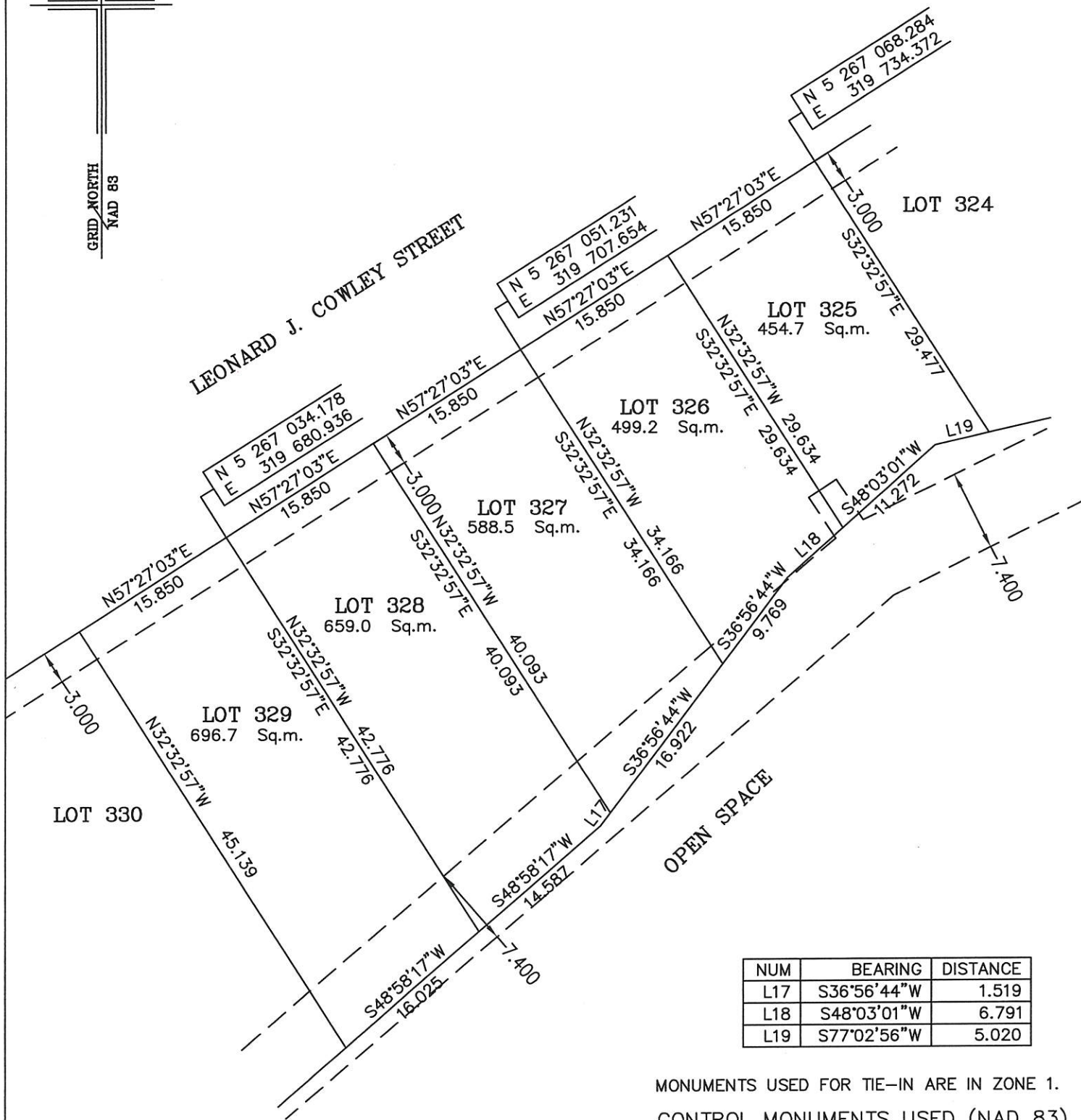
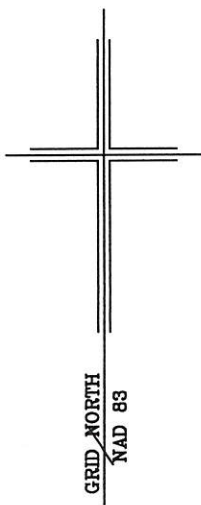
**THENCE** turning and running by Open Space South thirty six degrees fifty six minutes forty four seconds West one decimal five one nine metres; **THENCE** South forty eight degrees fifty eight minutes seventeen seconds West fourteen decimal five eight seven metres;

**THENCE** turning and running by Lot No. 329 North thirty two degrees thirty two minutes fifty seven seconds West forty two decimal seven seven six metres more or less to the point of beginning and containing in all an area of 659.0 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
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.