

DESCRIPTION
LOT NO. 332
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 5,266,998.215 m and E 319,624.593 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 nineteen decimal three zero one metres;

THENCE turning and running by Lot No. 331 South thirty two degrees thirty two minutes fifty seven seconds East fifty nine decimal nine one zero metres;

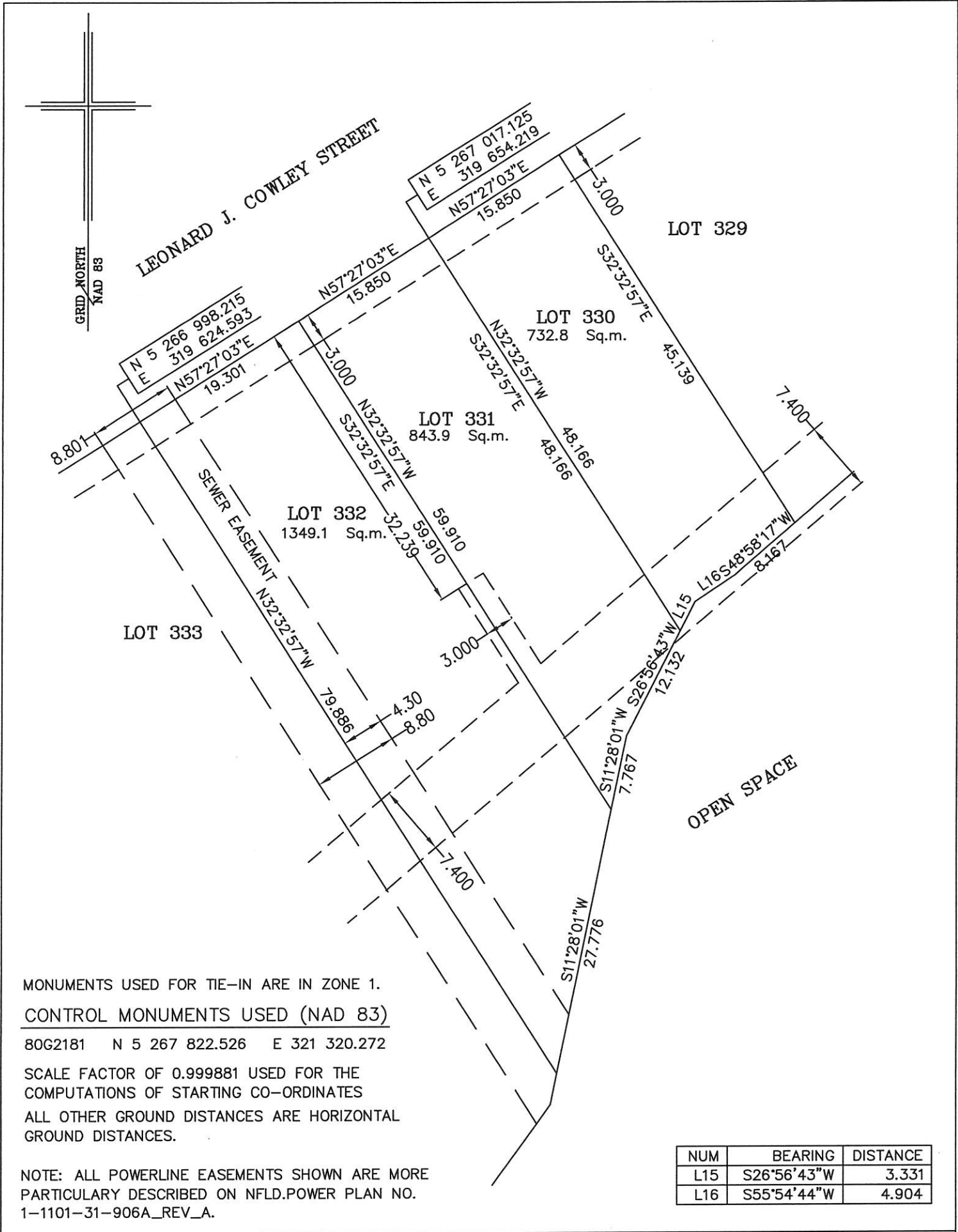
THENCE turning and running by Open Space South eleven degrees twenty eight minutes zero one seconds West twenty seven decimal seven seven six metres;

THENCE turning and running by Lot No. 333 North thirty two degrees thirty two minutes fifty seven seconds West seventy nine decimal eight eight six metres more or less to the point of beginning and containing in all an area of 1349.1 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 sewer easement 4.3m wide extending along the Southwestern boundary.

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.

NOTE: ALL POWERLINE EASEMENTS SHOWN ARE MORE
 PARTICULARLY DESCRIBED ON NFLD.POWER PLAN NO.
 1-1101-31-906A_REV_A.

NUM	BEARING	DISTANCE
L15	S26°56'43"W	3.331
L16	S55°54'44"W	4.904

PLOT PLAN

LOT NOS. 330-332 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.