

**DESCRIPTION**  
**LOT NO. 337**  
**WESTGATE SUBDIVISION – STAGE 5**

**ALL THAT** piece or parcel of land situate and being on the Southwest side of Cape Fox 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 5,267,100.431 m and E 319,659.081 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 Southwestern Limits of Cape Fox Street South thirty degrees twenty seven minutes forty three seconds East sixteen decimal three one seven metres;

**THENCE** turning and running by Lot No. 336 South fifty seven degrees twenty seven minutes zero three seconds West thirty two decimal nine four two metres;

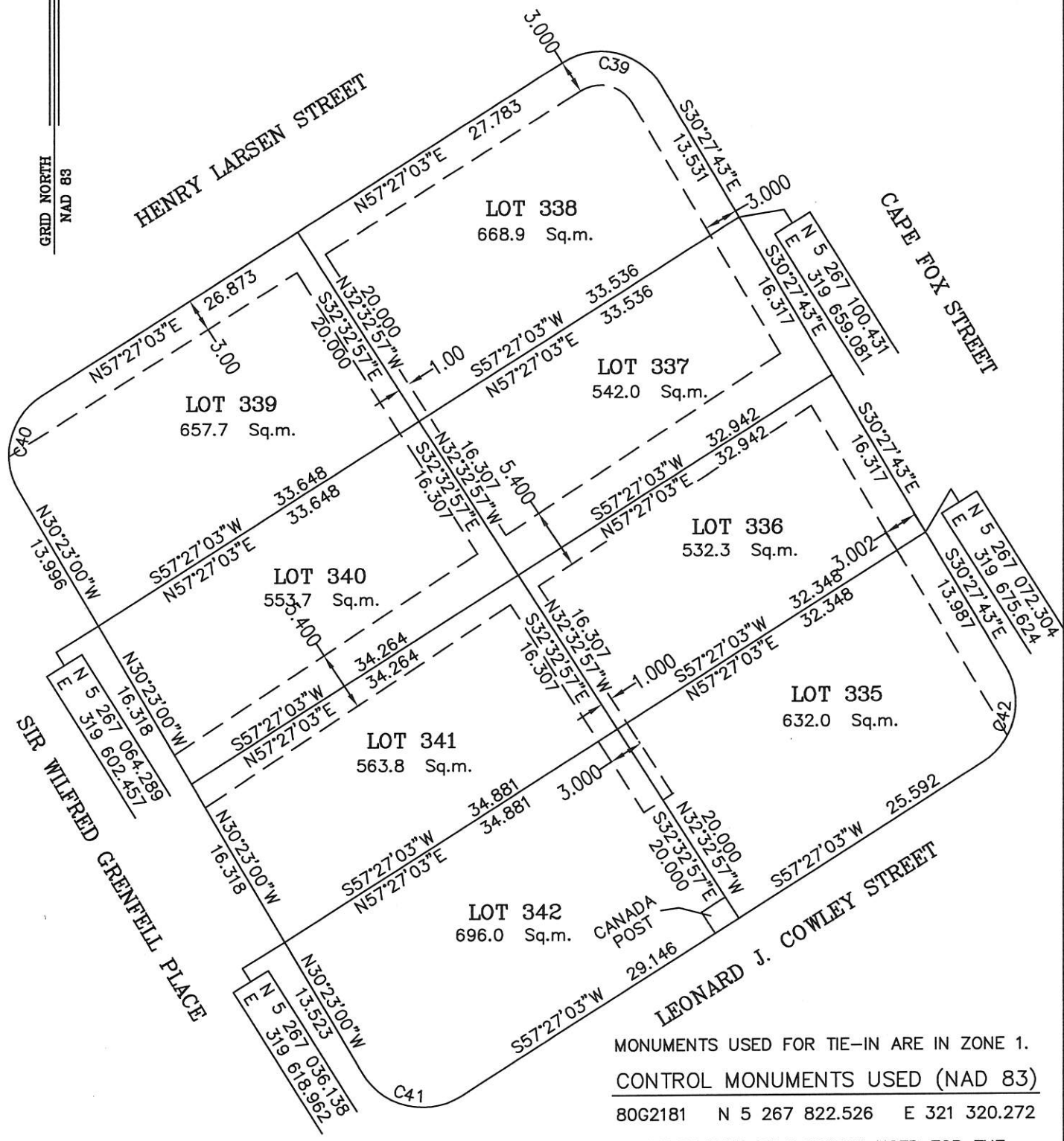
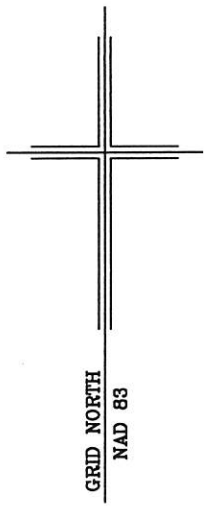
**THENCE** turning and running by Lot No. 340 North thirty two degrees thirty two minutes fifty seven seconds West sixteen decimal three zero seven metres;

**THENCE** turning and running by Lot No. 338 North fifty seven degrees twenty seven minutes zero three seconds East thirty three decimal five three six metres more or less to the point of beginning and containing in all an area of 542.0 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



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	ARC	RADIUS	BEARING	DISTANCE
C39	10.045	6.250	S76°30'20"E	8.998
C40	9.581	6.250	N13°32'02"E	8.670
C41	10.054	6.250	N76°27'58"W	9.004
C42	9.590	6.250	S13°29'40"W	8.676

**PLOT PLAN**

LOT NOS. 339-342 SIR WILFRED GRENFELL PLACE & 335-338  
 CAPE FOX 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.

