



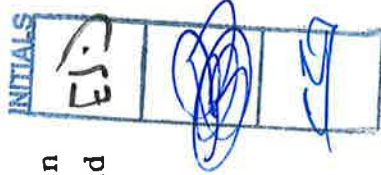
E. C. GRANTER & ASSOCIATES LIMITED
Newfoundland Land Surveyors

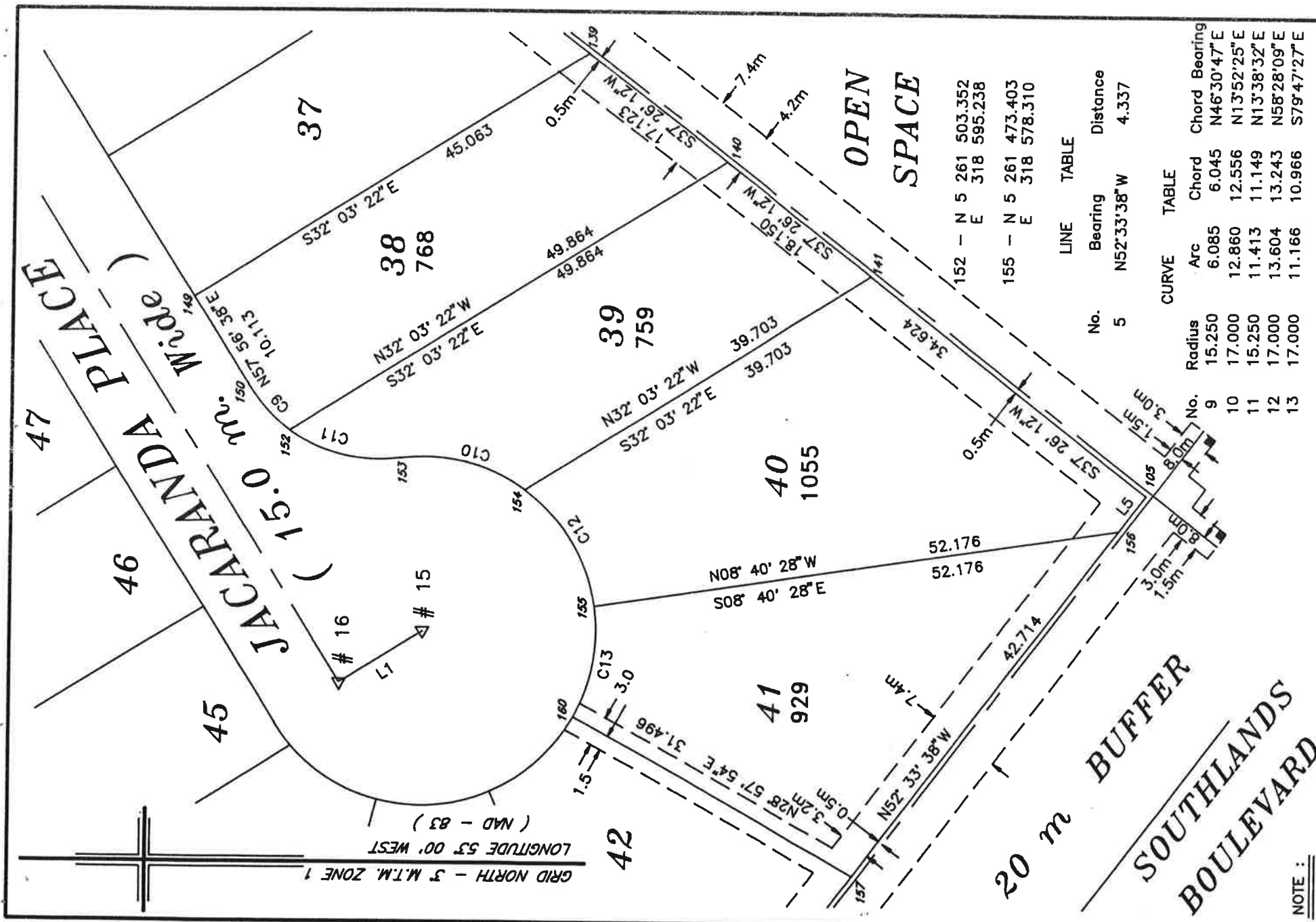
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DESCRIPTION
SOUTHLANDS DEVELOPMENT AREA 1A
LOT 38 JACARANDA PLACE

All that piece or parcel of land situate and being on the south side of Jacaranda Place, in the City of St. John's, in the Province of Newfoundland, Canada, and being bounded and abutted as follows: That is to say; Beginning at a point on the south side of Jacaranda Place (15.0 metres wide), said point having coordinates N 5 261 503.352 metres and E 318 595.238 metres of the Modified Three Degree Transverse Mercator Projection (NAD 83) for the Province of Newfoundland, Canada, thence along the said south side of Jacaranda Place (15.0 metres wide) along the arc of a curve of radius fifteen decimal two five zero (15.250) metres a distance of six decimal zero eight five (6.085) metres (chord bearing and distance north forty six degrees thirty minutes forty seven seconds east six decimal zero four five (6.045) metres), north fifty seven degrees fifty six minutes thirty eight seconds east ten decimal one one three (10.113) metres, thence turning and running by Lot No. 37 south thirty two degrees zero three minutes twenty two seconds east forty five decimal zero six three (45.063) metres, thence turning and running by Open Space south thirty seven degrees twenty six minutes twelve seconds west seventeen decimal one two three (17.123) metres, thence turning and running by Lot No. 39 north thirty two degrees zero three minutes twenty two seconds west forty nine decimal eight six four (49.864) metres, more or less to the point of beginning and containing an area of seven hundred sixty eight (768) square metres. Which land is more particularly shown on Plan No. 5000-4, hereto attached. All bearings being referred to the above projection.

Reserving nevertheless an easement for a power line as shown on attached plan and being more particularly described on Newfoundland Power Plan No. 1-1101-31-599A.





152 - N 5 261 503.352
E 318 595.238

155 - N 5 261 473.403
E 318 578.310

LINE TABLE

No.	Bearing	Distance
5	N52°33'38"W	4.337

CURVE TABLE

Arc	Radius	Chord	Chord Bearing
6.085	15.250	6.045	N46°30'47"E
12.860	17.000	12.556	N13°52'25"E
11.413	15.250	11.149	N13°38'32"E
13.604	17.000	13.243	N58°28'09"E
11.166	17.000	10.966	S79°47'27"E

NOTE :

- All Co-ordinates are three degree transverse mercator (NAD-83) grid mapping co-ordinates.
 - All distances have been reduced to the mapping plane using an average combined scale factor of 0.999878
 - Location of Easements are more particularly described on Newfoundland Power Plan No. 1-1101-31-599A.
 - Reference Monuments : 80G2121 - N 5 262 169.686 & 80G2146 - N 5 261 965.043
 E 319 117.227
 - For the computation of coordinates , an average combined scale factor of 0.999878 has been applied.
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 St. John's , Newfoundland



SOUTHLANDS DEVELOPMENT AREA 1A
 JACARANDA PLACE
 LOTS 38 - 41
 ST. JOHN'S, NF.

SCALE : 1 : 500
 DATE : May 8, 1995
 JOB No. : 5000-4
 SURVEY : M.D.