



**M. R. DUFFETT & ASSOCIATES LTD.**  
NEWFOUNDLAND LAND SURVEYORS

2 Aspen Place  
St. John's, NF., Canada  
A1A 4S1  
Bus : (709) 739-5555  
Fax : (709) 739-5575



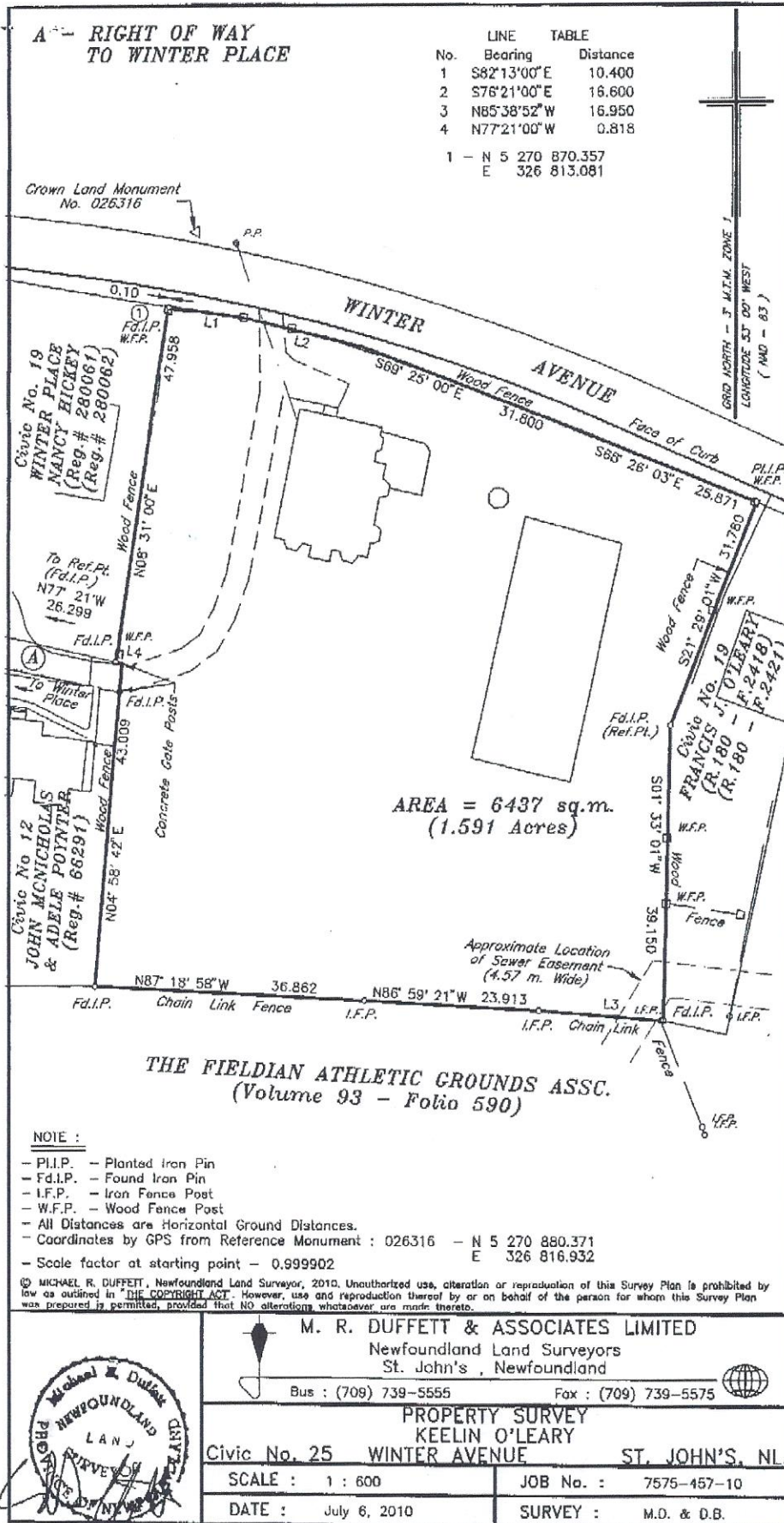
**DESCRIPTION**  
**KEELIN O'LEARY**  
**CIVIC NO. 25 WINTER AVENUE - ST. JOHN'S**

All that piece or parcel of land situate and being on the south side of Winter Avenue, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: that is to say; beginning at a point on the said south side of Winter Avenue, said point having co-ordinates of N 5 270 870.357 metres and E 326 813.081 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada, thence running along the said south side of Winter Avenue south eighty-two degrees thirteen minutes zero zero seconds east ten decimal four zero zero (10.400) metres; thence south seventy-six degrees twenty-one minutes zero zero seconds east sixteen decimal six zero zero (16.600) metres; thence south sixty-nine degrees twenty-five minutes zero zero seconds east thirty-one decimal eight zero zero (31.800) metres; thence south sixty-eight degrees twenty-six minutes zero three seconds east twenty-five decimal eight seven one (25.871) metres; thence turning and running by land of Francis J. O'Leary (Roll 180 - Frame 2418, Roll 180 - Frame 2421) south twenty-one degrees twenty-nine minutes zero one seconds west thirty-one decimal seven eight zero (31.780) metres; thence south zero one degrees thirty-three minutes zero one seconds west thirty-nine decimal one five zero (39.150) metres; thence turning and running by land of The Fieldian Athletic Grounds Assc. (Volume 93 - Folio 590) north eighty-five degrees thirty-eight minutes fifty-two seconds west sixteen decimal nine five zero (16.950) metres; thence north eighty-six degrees fifty-nine minutes twenty-one seconds west twenty-three decimal nine one three (23.913) metres; thence north eighty-seven degrees eighteen minutes fifty-eight seconds west thirty-six decimal eight six two (36.862) metres; thence turning and running by land of John McNicholas & Adele Poynter (Reg.# 66291) north zero four degrees fifty-eight minutes forty-two seconds east forty-three decimal zero zero nine (43.009) metres; thence north seventy-seven degrees twenty-one minutes zero zero seconds west zero decimal eight one eight (0.818) metres; thence turning and running by land of Nancy Hickey (Reg.# 280061) (Reg.# 280062) north zero eight degrees thirty-one minutes zero zero seconds east forty-seven decimal nine five eight (47.958) metres, more or less to the point of beginning and containing an area of six thousand four hundred thirty-seven (6437) Square Metres. Which land is more particularly shown on Plan No. 7575-457-10 hereto attached. All bearings being referred to the above projection.

AND ALSO, all the right title and interest in and over a Right of Way of varying widths leading to and from the above described piece or parcel of land to the eastern extent of Winter Place as shown on the attached plan.

The above piece of land is also subject to a sewer easement as shown on the attached plan.







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July 6, 2010

**SURVEYORS REAL PROPERTY REPORT**

Prepared by : Michael R. Duffett, N.L.S

Certified to : Keelin O'Leary

Parcel Location : Civic No. 25 Winter Avenue  
St. John's, Newfoundland.

Reference Survey : M. R. Duffett & Associates Ltd.  
Job No. 7575-457-10  
July 6, 2010  
Michael R. Duffett, N.L.S.

Structures and other Improvements : The family Dwelling is situated wholly within the property of Civic No. 25 Winter Avenue, St. John's, Newfoundland.

Apparent Encroachments and / or comments : There is no visible evidence of any easements over nor encroachments upon this property, Except.

There is a sewer easement crossing the property as shown on the attached plan.

The property is subject to a Right of Way leading to Winter Place as shown on the attached plan.

Positioning of the starting point according to the tie-in, as represented on the reference survey, was found to be adequate.

Qualifications : This report and accompanying plan, Job # 7575-457-10-A of M. R. Duffett & Associates Limited, form an integral part of the returns and are not separable.

This report has been prepared for the sole use and benefit of the party to whom the same is certified.

This document is not valid unless it bears the original signature and stamp of the Newfoundland Land Surveyor identified here after.



Surveyor's Certification : The location of the structures and improvements are as shown on the accompanying plan.

I, Michael R. Duffett, Newfoundland Land Surveyor, hereby certify that this Surveyor's Real Property Report was conducted under my supervision and is in accordance with the Newfoundland Land Surveyor's Act, RSN and the bylaws made thereunder.



SIGNED AND SEALED AT  
ST. JOHN'S, NEWFOUNDLAND  
This 6<sup>th</sup> day of July, 2010

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