

December 8, 2016

Job No. 11193

**MALKA DRIVE**

**ST. JOHN'S**

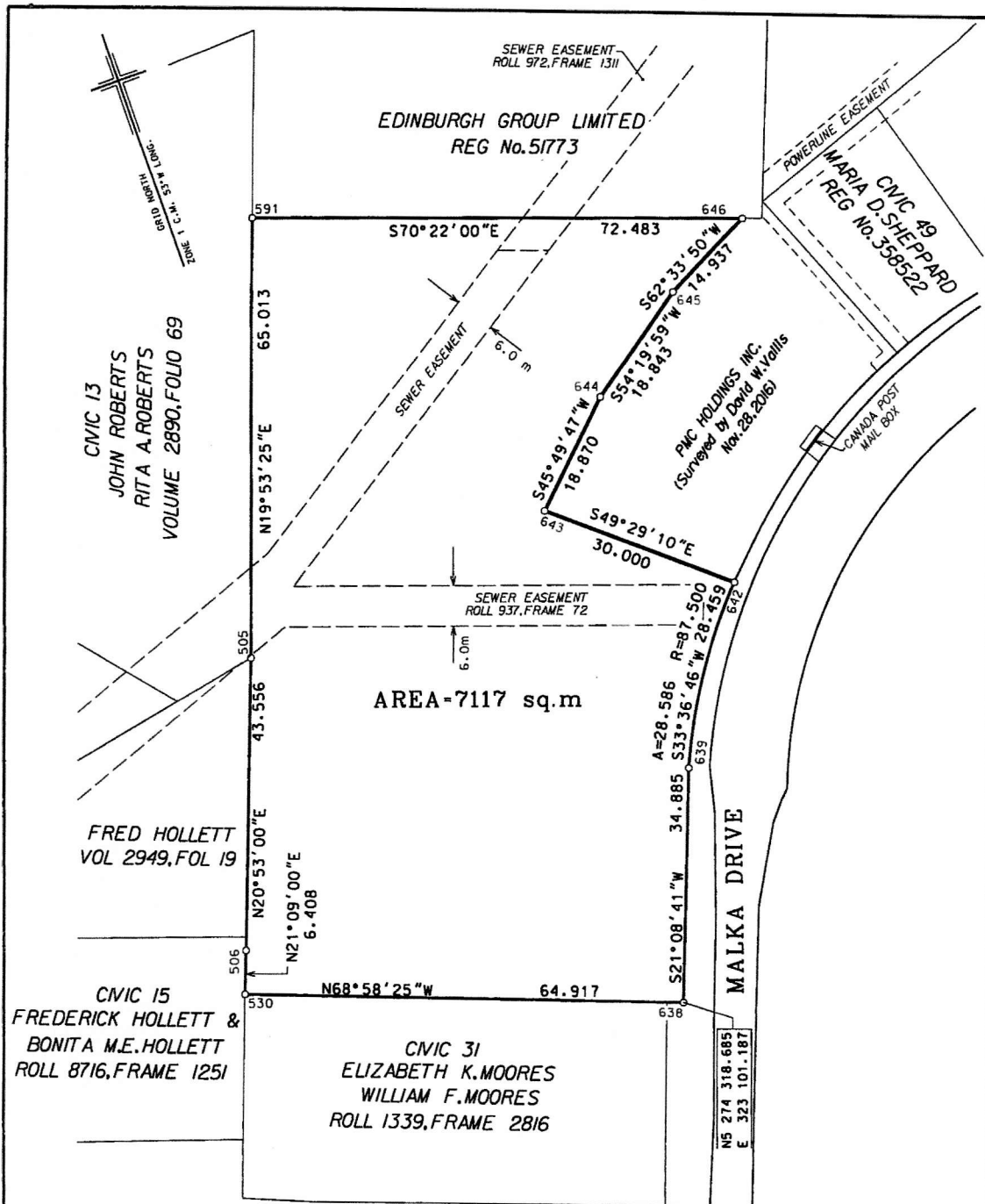
**NEWFOUNDLAND & LABRADOR**

ALL THAT piece or parcel of land, situate and being on the western side of Malka Drive, 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 western side of Malka Drive, said point having coordinates N 5 274 318.685 metres and E 323 101.187 metres of the Three Degree Modified Transverse Mercator Projection NAD - 83 for the Province of Newfoundland & Labrador, THENCE by Malka Drive and by property of Elizabeth K. Moores and William F. Moores N 68°58'25" W for a distance of 64.917 metres, THENCE by property of Frederick Hollett and Bonita M. E. Hollett N 21°09'00" E for a distance of 6.408 metres, THENCE by property of Frederick Hollett and Bonita M. E. Hollett and by property of Fred Hollett N 20°53'00" E for a distance of 43.556 metres, THENCE by property of John Roberts and Rita A. Roberts N 19°53'25" E for a distance of 65.013 metres, THENCE by property of Edinburgh Group Limited S 70°22'00" E for a distance of 72.483 metres, THENCE by of PMC Holdings Inc. S 62°33'50" W for a distance of 14.937 metres, THENCE S 54°19'59" W for a distance of 18.843 metres, THENCE S 45°49'47" W for a distance of 18.870 metres, THENCE S 49°29'10" E for a distance of 30.000 metres, THENCE along the western side of Malka Drive for a distance of 28.586 metres along the arc of a curve having a radius of 87.500 metres and a chord distance of 28.459 metres on a bearing of S 33°36'46" W, THENCE S 21°08'41" W for a distance of 34.885 metres, more or less, to the point of beginning and containing an area of 7117 square metres, more or less. Which land is more particularly shown on the plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, **Job # 11193** of Brown & Way Surveys, form an integral part of the returns and are not separable.

There are two 6 metre wide sewer easements crossing the property as shown on the attached plan.

The powerline easements shown on the attached plan are more particularly described on Newfoundland Power Inc. Drawing No. 1-1101-31-716A



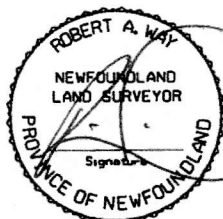
POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1101-31-716A

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Monument used for tie-in, Zone 1: 80G2121 N 5 262 169.686  
 NAD - 83 E 319 117.227

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3° M T M Projection plane by multiplying them by an average combined scale factor of 0.999888



## BROWN & WAY SURVEYS

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LEGAL SURVEY  
 MALKA DRIVE

ST. JOHN'S NEWFOUNDLAND & LABRADOR, NL

SCALE: 1:750

DATE: DECEMBER 8, 2016

JOB NO: 11193

SURVEY: