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CONTROL MONUMENT	△
FOUND IRON BAR	(F.I.B.)
SET IRON BAR	(S.I.B.)
POLE OR LIGHT STANDARD	•
PROPERTY DEALT WITH	—————
FENCE LINES	-X-X-
POWER - TELEPHONE LINE	-----
EASEMENT	-----

This Plan Certifies The Information Shown As Of
JUNE 06, 2006 And Only Of That Date.
All Distances Shown Are Metric (SI).
This is Page 2 of 2 For The Real Property Report.
Surveyed by : BROWN & WAY SURVEYS - JANUARY, 2006

CENTER OF ROAD ELEVATION = 26.77
TOP OF CONCRETE FOUNDATION ELEVATION = 27.99



BROWN & WAY SURVEYS

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**SURVEYORS REAL PROPERTY REPORT
LOT NO. 5 WEST POINT SUBDIVISION**

WEST POINT ROAD PARTIAL COVEAST QUINCY

LOT NO. 5 WEST POINT SUBDIVISION**WEST POINT ROAD****PORTUGAL COVE/ST. PHILIP'S, NEWFOUNDLAND & LABRADOR**

ALL THAT piece or parcel of land, situate and being on the northern side of West Point Road, in the town of Portugal Cove/St. Philip'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 northern side of West Point Road, said point having coordinates N 5 275 943.298 metres and E 314 827.605 metres of the Three Degree Modified Transverse Mercator Projection NAD - 83 for the Province of Newfoundland & Labrador, THENCE along the northern side of West Point Road for a distance of 9.912 metres along the arc of a curve having a radius of 15.000 metres and a chord distance of 9.732 metres on a bearing of S 63°53'11" W, THENCE for a distance of 6.999 metres along the arc of a curve having a radius of 13.000 metres and a chord distance of 6.914 metres on a bearing of S 67°23'26" W, THENCE by Lot No. 6 N 48°18'28" W for a distance of 37.177 metres, THENCE by The Waters of Conception Bay (Reservation) N 42°05'59" E for a distance of 6.253 metres, THENCE N 06°08'12" W for a distance of 13.390 metres, THENCE by Lot No. 4 S 48°18'28" E for a distance of 53.731 metres, more or less, to the point of beginning and containing an area of 667 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 grid distances.

This description and accompanying plan, Job # 7290-6 of Brown & Way Surveys, form an integral part of the returns and are not separable.

The powerline easements shown on the attached plan are more particularly described on Newfoundland Power Inc. Drawing No. 1-1140-31-36A.

Prepared By:

Brown & Way Surveys
Robert A. Way, N.L.S.

Certified To:

West Point Development Inc.

Parcel Location:

Lot No. 5 West Point Subdivision
West Point Road
Portugal Cove-St. Philip's, NL

Reference Survey:

Brown & Way Surveys
January, 2006

Structures and other improvements:

The concrete foundation shown on the attached plan is contained wholly within the boundaries of Lot No. 5 West Point Road, in the Town of Portugal Cove-St. Philip's, NL.

Apparent encroachments and/or comments:

Powerline easements shown on the attached plan are more particularly shown on Newfoundland Power Dwg. No. 1-1140-31-36A.

Qualifications:

This report and it's accompanying Plan No. 7589-5 form an integral part of the whole 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 hereafter.

Surveyor's certification:

The location of the structures and improvements are as shown on the accompanying plan. As a registered Newfoundland Land Surveyor, I hereby certify that this Surveyors Real Property Report was conducted under my supervision and is in accordance with the Newfoundland Land Surveyors Act, RSN, and the bylaws made thereunder.

SIGNED AND SEALED AT
ST. JOHN'S, NEWFOUNDLAND
This 6th day of June, 2006



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