

April 25, 2017

Job No. 10983-22

CIVIC 22

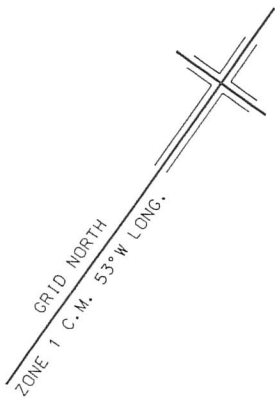
SANDALWOOD DRIVE

LOGY BAY- MIDDLE COVE-OUTER COVE, NL

ALL THAT piece or parcel of land, situate and being on the western side of Sandalwood Drive, in the Town of Logy Bay-Middle Cove-Outer Cove, 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 Sandalwood Drive, said point having coordinates N 5 277 873.645 metres and E 326 981.645 metres of the Three Degree Modified Transverse Mercator Projection NAD – 83 for the Province of Newfoundland & Labrador, THENCE by Civic 24 N 44°24'46" W for a distance of 54.047 metres, THENCE by Property of Bradley Wade Hancock and Linda L. Hancock N 57°27'41" E for a distance of 63.997 metres, THENCE by unoccupied land N 30°23'08" E for a distance of 5.724 metres, THENCE N 43°41'51" W for a distance of 55.374 metres, THENCE by property of Robert Griffiths and Helen Griffiths N 29°00'00" E for a distance of 11.357 metres, THENCE by Civic 20 Sandalwood Drive S 44°24'46" E for a distance of 100.992 metres, THENCE along the western side of Sandalwood Drive S 45°35'14" W for a distance of 79.728 metres, more or less, to the point of beginning and containing an area of 4332 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 # 10983-22** 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. 1-1145-31-102A.



CIVIC 121 PINE LINE
ROBERT GRIFFITHS
HELEN GRIFFITHS
REG No. 355826

BRADLEY WADE HANCOCK
LINDA L. HANCOCK
ROLL 596 FRAME 1430

UNOCCUPIED LAND

CIVIC 20

CIVIC 24

CIVIC 22
4332 sq.m

POWERLINE EASEMENT

SANDALWOOD DRIVE

KILLICK
DRIVE

REVISED: APRIL 25, 2017-CIVIC Nos.

POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER INC. DRAWING NO. 1-1145-31-102A

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Monument used for tie-in, Zone 1:

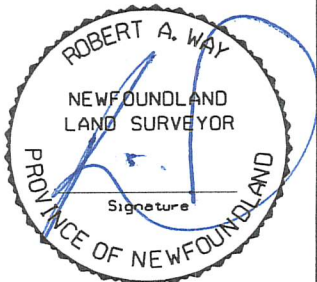
029059

N 5 278 668.986
E 327 780.947

NAD - 83

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 0.999895



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CIVIC No. 22

PINE LINE SUBDIVISION

SANDALWOOD DRIVE

ST. JOHN'S, NL

SCALE: 1:750

DATE: MARCH 6, 2017

JOB NO: 10983-22

SURVEY: