

BOUNDARY DESCRIPTION

Lot # 33 and Transmission Line Easement combined - Panther Place, Donovans Industrial Estates, Mount Pearl, Newfoundland & Labrador.

BEGINNING at a point, said point having the following NAD83 coordinates in Zone 1 of the Transverse Mercator Projection as modified for the Province of Newfoundland;

N 5 265 306.316
E 317 739.691

THENCE along the grid bearing of S22°17'35"W for a distance of 81.641 metres;

THENCE along the grid bearing of N63°01'22"W for a distance of 14.321 metres;

THENCE along the grid bearing of N63°53'08"W for a distance of 53.280 metres;

THENCE along the grid bearing of N22°39'39"E for a distance of 67.022 metres;

THENCE along the grid bearing of N22°49'27"E for a distance of 12.011 metres;

THENCE along the grid bearing of S65°53'58"E for a distance of 66.926 metres to the **POINT OF BEGINNING**;

The above described piece or parcel of land contains an area of 5391.967 square metres, more or less, and is more particularly shown on the plan hereto attached dated 2005 06 20.

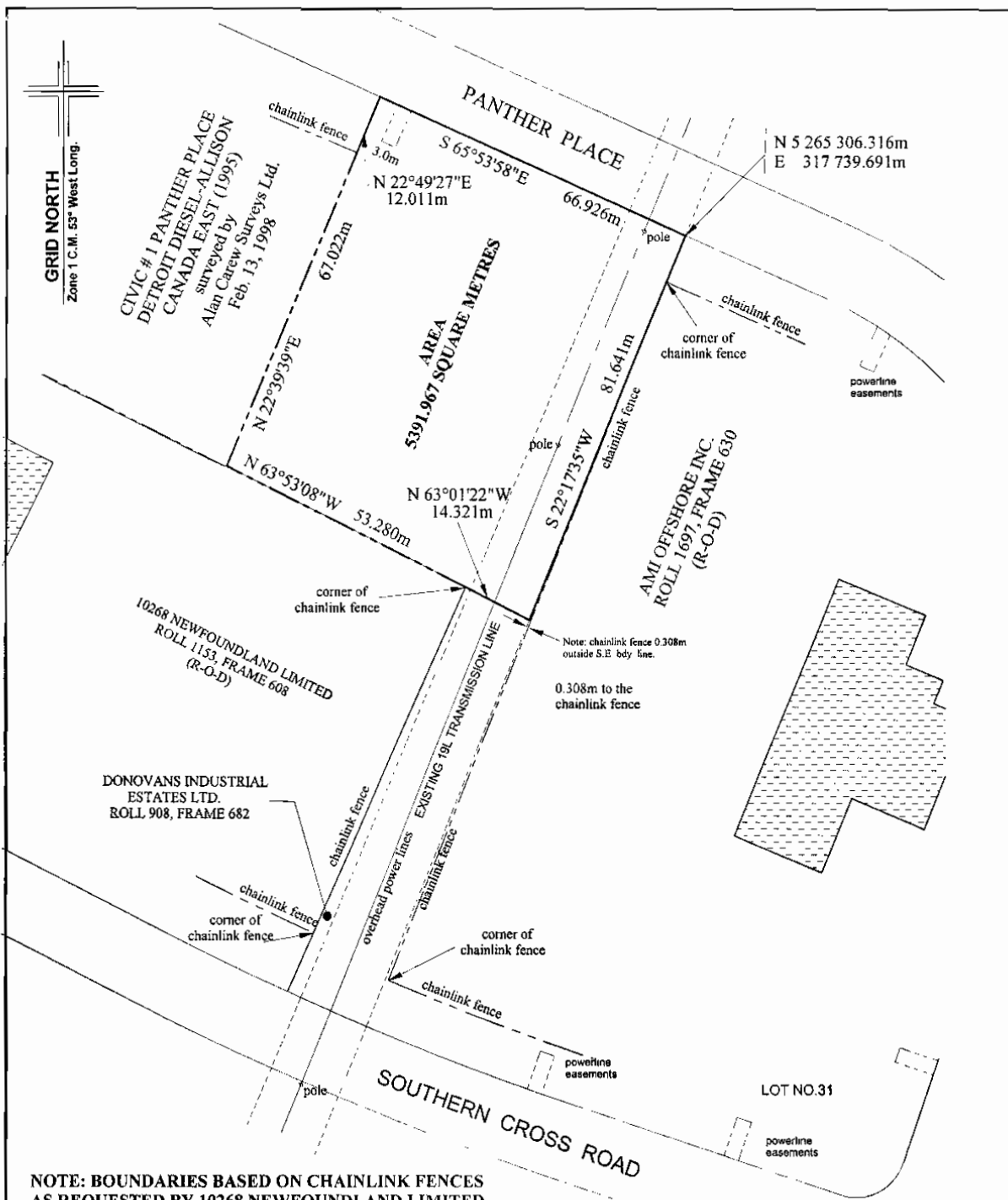
Note: The above piece or parcel of land is subject to an overhead transmission line easement extending through the said parcel of land which is more particularly described on Newfoundland Power plan # 1-1160-31-6A and registered in Roll 979, Frame 346 in the Registry of Deeds of Newfoundland **And Also** a power line easement partly extending into the northern boundary as shown.

This description and accompanying plan are integral parts necessary to adequately reflect the legal boundary of the subject property and therefore cannot be separated.

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Alan Carew



NOTES:

1. O/H = OVERHEAD POWER LINES
2. O/HG = OVERHANG
3. P.I.B. = PLACED IRON BAR
4. E.I.B. = EXISTING IRON BAR

REFERENCE MONUMENTS (NAD83)

80G2178 N 5 265 901.692 E 317 272.895
80G2177 N 5 265 505.361 E 317 858.349

SCALE FACTOR = 0.999878 USED FOR THE
COMPUTATIONS OF STARTING CO-ORDINATES.
ALL OTHER DISTANCES ARE HORIZONTAL
GROUND DISTANCES.

**BOUNDARY SURVEY - LOT # 33 & TRANSMISSION LINE COMBINED - PANTHER PLACE
DONOVANS INDUSTRIAL ESTATES, MOUNT PEARL, NEWFOUNDLAND & LABRADOR**

**PREPARED ON BEHALF OF W. A. CAINES PROPERTIES LTD.
FOR THE PURPOSE OF BUYING THE PROPERTY FROM 10268 NEWFOUNDLAND LIMITED**

SURVEYOR'S CERTIFICATION

THE AUTHORIZING SURVEYOR HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED UNDER HIS PERSONAL SUPERVISION AND IN COMPLIANCE WITH THE STANDARDS AS OUTLINED IN THE LAND SURVEYOR'S ACT, 1991 AND THE BY-LAWS, REGULATIONS AND MANUAL OF GOOD PRACTICE THEREUNDER.

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ALAN CAREW, NEWFOUNDLAND LAND SURVEYOR, 2005

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DISK: Canon#363

SCALE: 1:1000

BOOK # 175

DATE: 2005 06 20