

## Real Property Report

**Prepared By:** James Martin, N.L.S

**Certified To:** LeGrow Brothers Property Equipment & Services Inc.

**Address / Description:** Main Road, Pouch Cove, NL

**Structures and Improvements:** A dwelling with a deck attached. All structures and improvements are contained wholly within the boundaries of the property surveyed unless mentioned below.

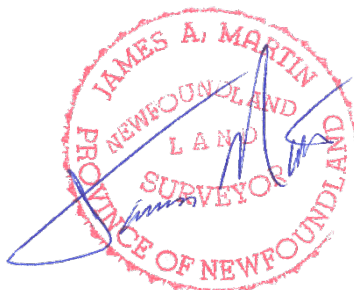
**Apparent Encroachments and/or Comments:** The location of the boundaries are as per the found iron pin and also referencing the survey by James A. Martin, NLS. A service line extends in over the property to service the dwelling. The fences are constructed as shown on the attached plan. There is no visible evidence of any encroachments on subject property.

**Reference Survey:** James A. Martin, NLS  
06-13-2012  
Job No. 073-2012

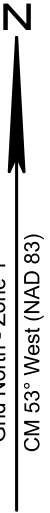
**Surveyor's Certification:** This report and accompanying plan of James Martin, N.L.S. form an integral part of these returns and are not separable. This report has been prepared for the sole use and benefit of the parties named and is not valid unless it contains the original signature and stamp of the Newfoundland Land surveyor identified hereafter. I, James Martin, Newfoundland Land Surveyor, hereby certify that this Real Property Report was conducted under my supervision and is in accordance with the Newfoundland Land Surveyors Act RSN and the bylaws made thereafter.

**Signed and Sealed at Flatrock, Newfoundland**  
**This 26<sup>th</sup> Day of April 2023**

James Martin, Newfoundland Land Surveyor, 2023  
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prohibited by law as outlined in The Copyright Act.

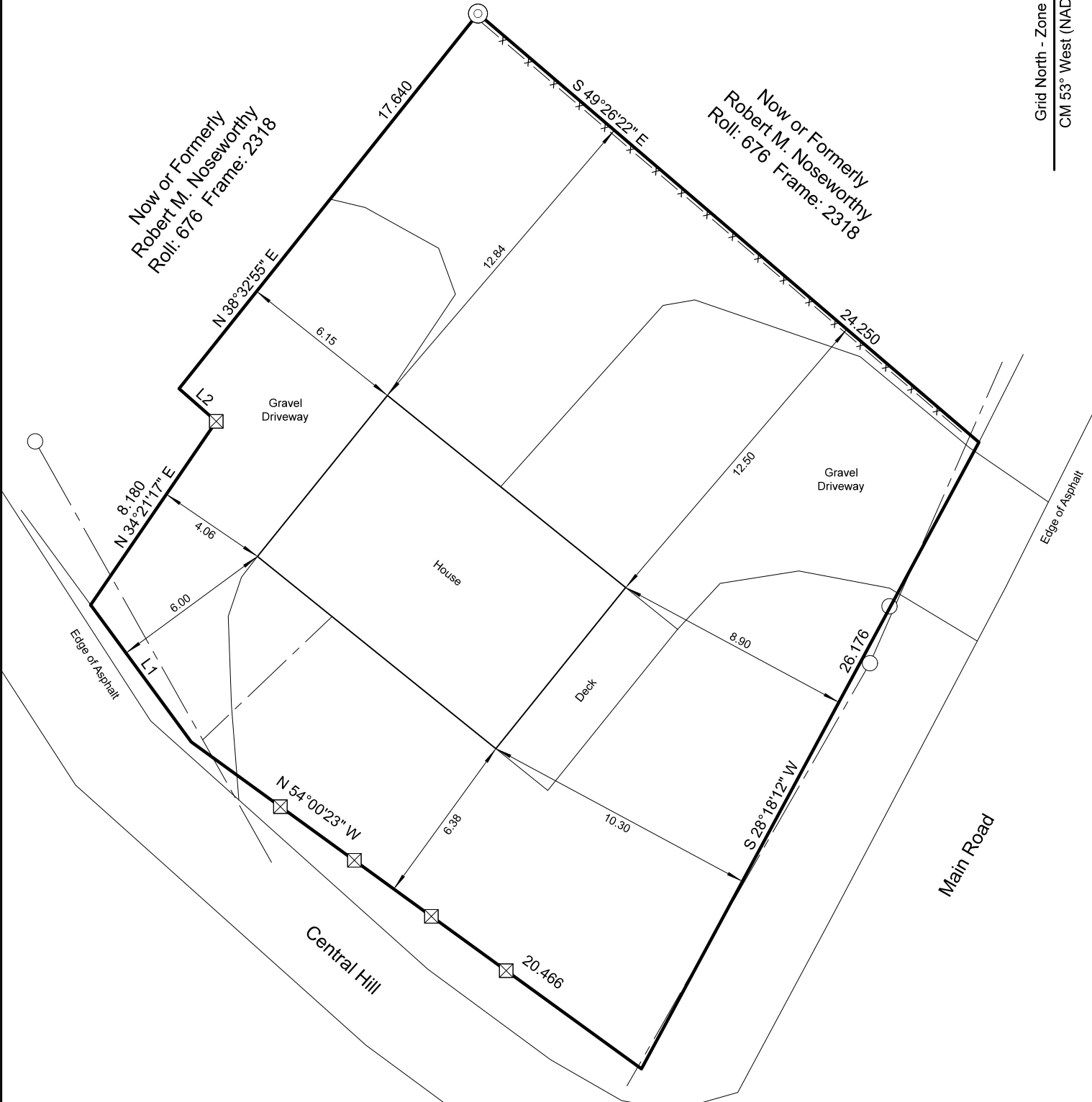


Schedule "B"



Now or Formerly  
Robert M. Noseworthy  
Roll: 676 Frame: 2318

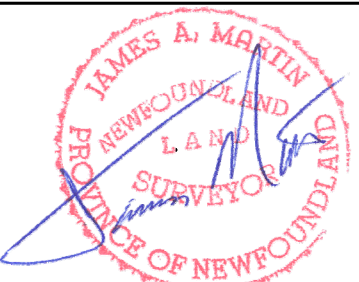
Now or Formerly  
Robert M. Noseworthy  
Roll: 676 Frame: 2318



Legend

- Found Iron Pin
- Placed Iron Pin
- Nail
- Fence Post
- Pole
- Guy Wire
- Fence Line
- Power Line
- Easements

NUM	BEARING	DISTANCE
L1	N 36° 17' 22" W	6.247
L2	N 48° 36' 49" W	1.820



James A. Martin, NLS.

**Martin Surveys**  
& Land Services Inc.  
P.O. Box 1068  
Torbay, NL, A1K 1K7  
709-437-6593  
www.martinsurveys.com

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**LeGrow Brothers Property Equipment & Services Inc.**  
Real Property Report  
Main Road - Pouch Cove - NL

Date 2023-04-26	Job Number 073-2012	Revision Number 00
Scale 1:200	Field / Plan SD / KP	Checked By JM
Control Used 029272	Scale Factor 0.999894	