

Cove, Placentia Bay, said point being the principal point of beginning; thence South 20 degrees, 19 minutes, 03.61 seconds West 367 feet more or less to the North shore line of Placentia Sound; thence along the said North shore line of Placentia Sound southerly and westerly 8500 feet more or less to Isaac Point; thence along the South shore line of Ship Harbor northerly and easterly 7500 feet more or less to the principal point of beginning. The said peninsula contains in all approximately 0.4 square miles or 256 acres; all bearings are true.

COOPER HEAD PLACENTIA BAY

All that portion of Cooper Head fronting on the South side of Ship Harbor, Placentia Bay, Newfoundland, North of an East and West line passing 100 feet South of a point defined by latitude 47 degrees, 20 minutes, 30 seconds North, longitude 53 degrees, 54 minutes, 34 seconds West and West of a North and South line which passes 100 feet east of the aforesaid defined point. The area is approximately 0.7 of an acre.

SHIP HARBOR PROPERTY

All that piece or parcel of land containing Ship Harbor Point and vicinity and described as follows: Beginning at a point as marked by a bronze tablet cemented in solid rock on the first point North of Seal Cove Pond just over high water mark said point being marked Ship No. 6 as related to Fort McAndrew triangulation system said point being the principal point of beginning; thence North 39 degrees, 57 minutes, 40 seconds East, 3363.61 feet to an iron pin driven into the ground; thence North 39 degrees, 42 minutes, 49 seconds East, 2984.80 feet to a bronze marker set in a large boulder on the hillside northwest of Deep Pond; thence North 61 degrees, 41 minutes, 04 seconds East 2546.27 feet to a bronze marker cemented into a large boulder on the hill on the left bank of the inlet to Deep Pond; thence South 12 degrees, 55 minutes, 04 seconds West 1787.56 feet to a bronze marker set on top of the hill on the northeast side of Deep Pond; thence South 32 degrees, 40 minutes, 10 seconds West 5121.77 feet; thence South 15 degrees, 51 minutes, 58 seconds West 1487.81 feet to an iron pipe; thence due South for a distance of 462 feet more or less to the northwest corner of the property of Patrick Murphy; thence southerly and easterly along the West line of the said property of Patrick Murphy South 43 degrees, 30 minutes East 139 feet more or less to the southwest corner of the property of Patrick Murphy; thence along the boundary line between the property of Mary Ann Murphy and the property of Patrick Murphy the following bearings and distances: North 44 degrees, 50 minutes East 77 feet more or less; thence North 52 degrees, 40 minutes East 141 feet more or less; thence South 54 degrees, 50 minutes East 208 feet more or less to the shore line of Conway's Cove; thence following the sinuosities of the shore line southerly and westerly 227 feet more or less to a point due East from the northeast corner of the property of James Griffen; thence due West 36 feet more or less to the northeast corner of the property of the said James Griffen; thence along the north boundary line of the said property of the said James Griffen South 81 degrees, 20 minutes West 52 feet more or less; thence north 18 degrees, 00 minutes West 19 feet more or less; thence North 83 degrees, 10 minutes West 181 feet more or less; thence North 44 degrees, 30 minutes West 173 feet more or less; thence North 56 degrees, 30 minutes West 260 feet more or less to the northwest corner of the property of the said James Griffen; thence due West 250 feet; thence due South 2029 feet more or less;