

DESCRIPTION FOR R-2 ZONING
WOODSTREAM ESTATES

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Pelham, in the Regional Municipality of Niagara, formerly in the County of Welland and Province of Ontario and being composed of part of lots 1 and 2 in the 9th. Concession and part of the road allowance between lots 1 and 2 as closed by By-law No. 154-72 in the 9th. Concession of the former Township of Pelham containing by admeasurement 74.632 acres be the same more or less and which said parcel may be more particularly described as follows:

COMMENCING at the southwest angle of Lot 1 in the 9th. concession of the former Township of Pelham;

THENCE North 89 degrees 01 minutes East in the southerly limit of the said lot a distance of 1233.09 feet to its intersection with the westerly limit of South Pelham Street as widened;

THENCE North 0 degrees 02 minutes West in the southerly limit of South Pelham Street a distance of 1325.87 feet to a point;

THENCE North 52 degrees 08 minutes West a distance of 61.45 feet to a point in the southerly limit of Nursery Road;

THENCE South 75 degrees 48 minutes 20 seconds West in the said southerly limit a distance of 729.45 feet to a point;

THENCE North 0 degrees 00 minutes 30 seconds West a distance of 68.07 feet to a point in the northerly limit of Nursery Road as closed by By-law No. 154-72;

THENCE South 75 degrees 48 minutes 20 seconds West in the said northerly limit a distance of 123.06 feet to an angle therein;

THENCE South 74 degrees 01 minutes 40 seconds West continuing in the said limit a distance of 107.95 feet to a point;

THENCE North 15 degrees 58 minutes 20 seconds West a distance of 120.0 feet to a point;

THENCE North 0 degrees 02 minutes 22 seconds East a distance of 119.39 feet to a point;

THENCE Westerly on a curve to the right having a radius of 405.08 feet and chord distance of 103.44 feet measured on a course of North 72 degrees 43 minutes 17 seconds West an arc distance of 103.72 feet to a point;

THENCE North 24 degrees 37 minutes East a distance of 66.0 feet to a point;

THENCE North 10 degrees 53 minutes East a distance of 90.0 feet to a point;

THENCE North 26 degrees 42 minutes West a distance of 68.10 feet to a point;

THENCE North 65 degrees 23 minutes West a distance of 149.88 feet to a point in the westerly limit of the said Lot 1;

THENCE North 0 degrees 01 minutes 30 seconds West in the said westerly limit a distance of 32.32 feet to a point;