

DESCRIPTION

LOT NO. 274

SOUTHLANDS DEVELOPMENT – AREA 3-4 (STAGE 5)

ALL THAT piece or parcel of land situate and being on the Southwest side of Sugar Pine Crescent, in the City of St. John's, in the Province of Newfoundland and Labrador, Canada, bounded and abutted as follows, that is to say: Beginning at a point, the said point having T.M. Grid Co-ordinates (NAD 83) of N 5,261,501.171 m and E 317,866.845 m with reference to Monument No. 80G2121 with Co-ordinates of N 5,262,169.686 m and E 319,117.227 m;

THENCE running along the Southwestern Limits of Sugar Pine Crescent South twenty six degrees zero eight minutes fifty five seconds East fifteen metres;

THENCE turning and running by Lot No. 273 South sixty three degrees fifty one minutes zero five seconds West thirty decimal seven zero four metres;

THENCE turning and running by Lot No. 186 North twenty five degrees fifty six minutes fifty five seconds West two decimal six two three metres;

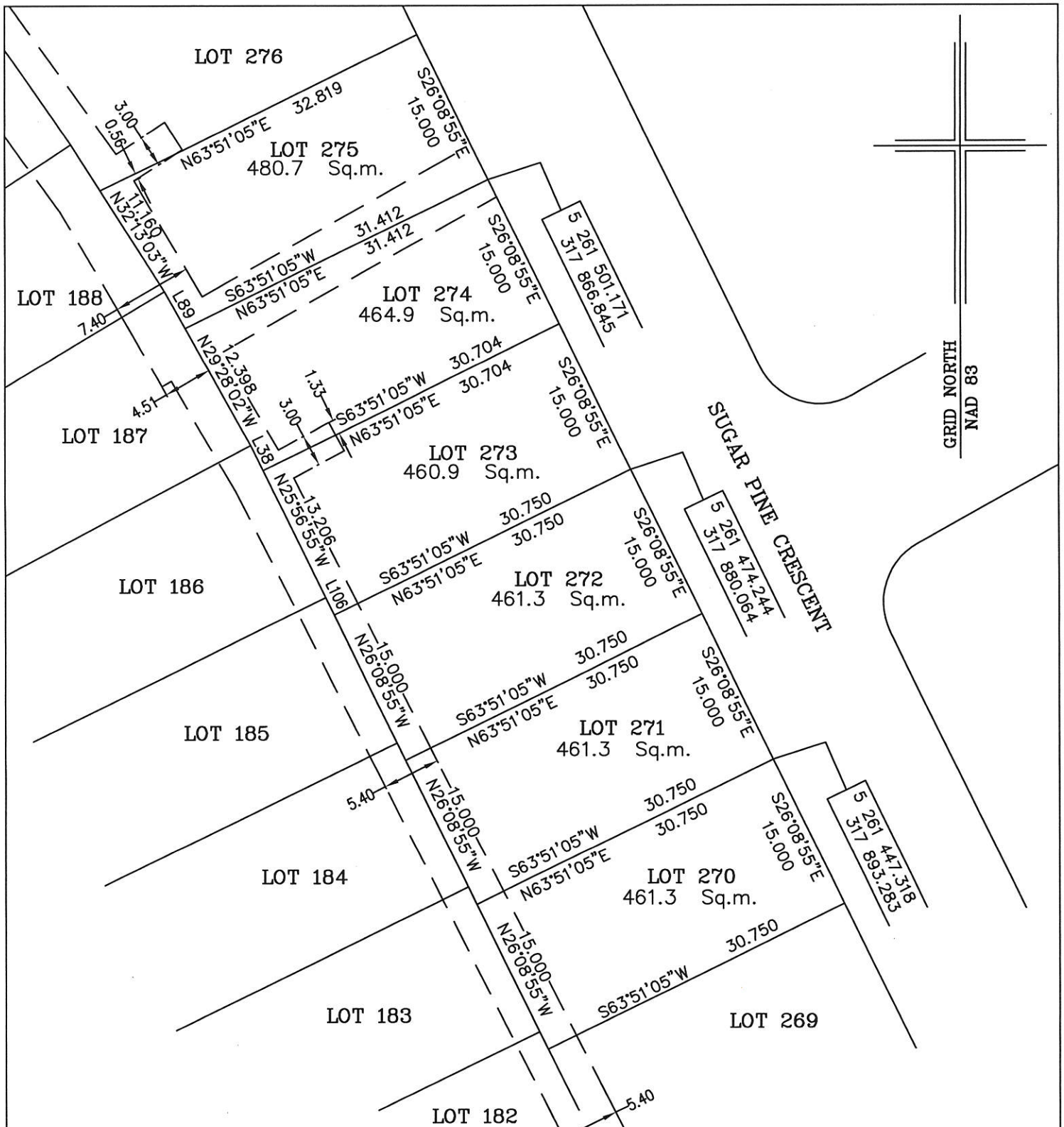
THENCE turning and running by Lot No. 187 North twenty nine degrees twenty eight minutes zero two seconds West twelve decimal three nine eight metres;

THENCE turning and running by Lot No. 275 North sixty three degrees fifty one minutes zero five seconds East thirty one decimal four one two metres more or less to the point of beginning and containing in all an area of 464.9 square metres as more particularly described on the plan hereto annexed. **RESERVING NEVERTHELESS** an easement for a powerline as shown on the said attached plan and being more particularly described on Nfld. Power Plan No. 1-1101-31-911A_REV_b.

ALL bearings are referred to Grid North.

Job No. 13-201

Date: June, 2013



MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

CONTROL MONUMENTS USED (NAD 83)

80G2121 N 5 262 169.686 E 319 117.227

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

LINE TABLE		
No.	Bearing	Distance
L38	N25°56'55"W	2.623
L89	N29°28'02"W	3.909
L106	N26°08'55"W	1.794

NOTE: ALL POWERLINE EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-31-911A_REV_b

PLOT PLAN

LOT NOS. 270-275 SUGAR PINE CRESCENT
SOUTHLANDS DEVELOPMENT - AREA 3&4 STAGE 5
ST. JOHN'S, NL

WILLIAM DOYLE & ASSOCIATES LTD.
Newfoundland Land Surveyors

SCALE: 1:500

JOB NO. 13 - 201

DATE: JUNE, 2013

DRAWN BY: W.M.D.

