

DESCRIPTION

LOT NO. 283

SOUTHLANDS DEVELOPMENT – AREA 3-4 (STAGE 5)

ALL THAT piece or parcel of land situate and being on the Northwest 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 5,261,600.578 m and E 317,900.054 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 by Lot No. 282 North forty degrees fifty five minutes zero four seconds West thirty two decimal four one six metres;

THENCE turning and running by Lot No. 291 North forty nine degrees zero four minutes fifty six seconds East one decimal eight six seven metres;

THENCE turning and running by Lot Nos. 291 & 290 North fifty degrees twenty minutes eighteen seconds East thirteen decimal one three six metres;

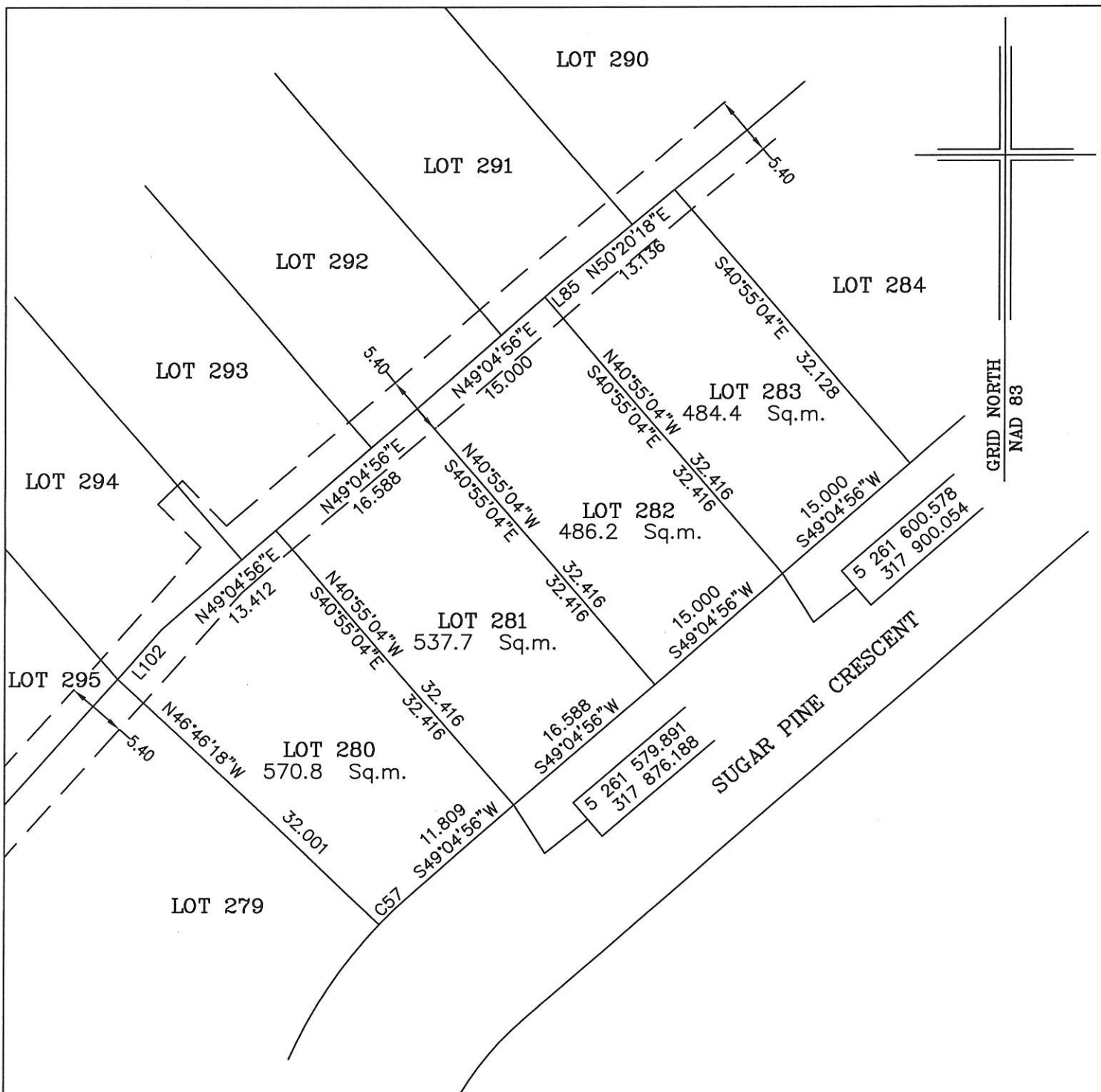
THENCE turning and running by Lot No. 284 South forty degrees fifty five minutes zero four seconds East thirty two decimal one two eight metres

THENCE turning and running along the Northwestern limits of Sugar Pine Crescent South forty nine degrees zero four minutes fifty six seconds West fifteen metres more or less to the point of beginning and containing in all an area of 484.4 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
L85	N49°04'56"E	1.867
L102	N41°23'51"E	5.895

CURVE TABLE				
No.	Arc	Radius	Chord Bearing	Chord Distance
C57	4.188	42.500	S46°15'34"W	4.186

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



PLOT PLAN
LOT NOS. 280-283 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

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DRAWN BY: W.M.D.