

DESCRIPTION

LOT NO. 285

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 5,261,620.225 m and E 317,922.721 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. 284 North forty degrees fifty five minutes zero seconds West thirty one decimal seven nine nine metres;

THENCE turning and running by Lot Nos. 289 & 287 North fifty six degrees twenty five minutes forty eight seconds East eighteen decimal eight nine nine metres;

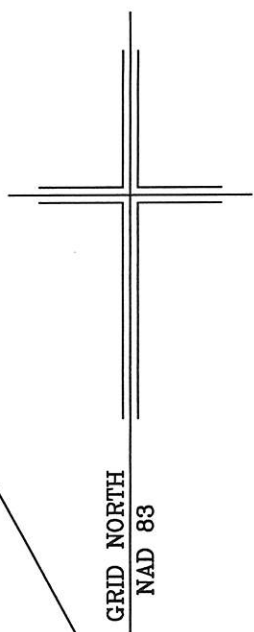
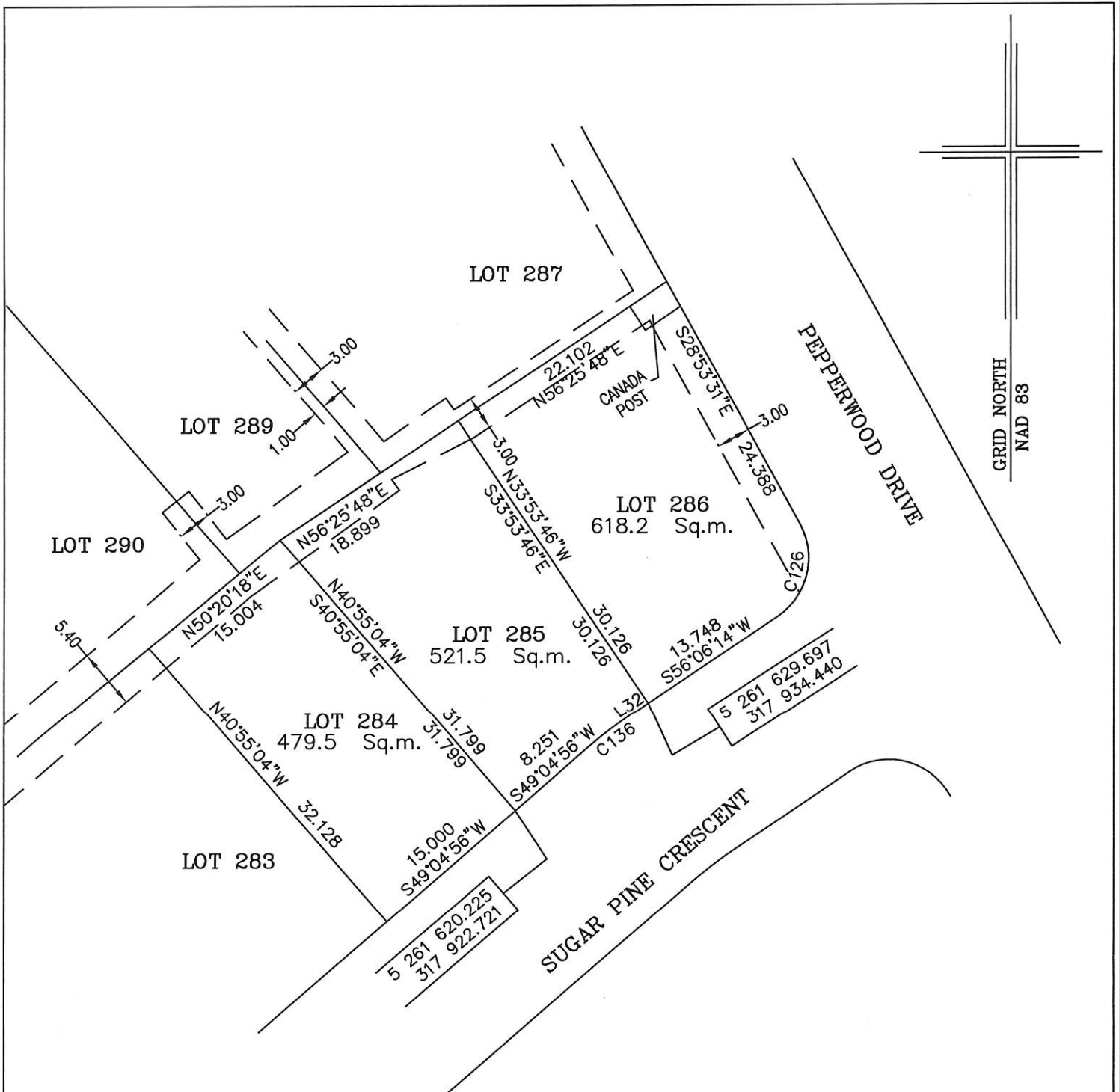
THENCE turning and running by Lot No. 286 South thirty three degrees fifty three minutes forty six seconds East thirty decimal one two six meters;

THENCE turning and running along the Northwestern limits of Sugar Pine Crescent South fifty six degrees zero six minutes fourteen seconds West one decimal six two seven metres; **THENCE** along the arc of a curve having a chord bearing and distance of South fifty two degrees thirty five minutes thirty five seconds West five decimal two zero five metres and a radius of 42.500 metres; **THENCE** South forty nine degrees zero four minutes fifty six seconds West eight decimal two five one metres more or less to the point of beginning and containing in all an area of 521.5 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



LINE TABLE

No.	Bearing	Distance
L32	S56°06'14\"W	1.627

MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

CONTROL MONUMENTS USED (NAD 83)

80G2121 N 5 262 169.686 E 319 117.227

CURVE TABLE

No.	Arc	Radius	Chord Bearing	Chord Distance
C126	9.272	6.250	S13°36'22\"W	8.445
C136	5.208	42.500	S52°35'35\"W	5.205

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

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

PLOT PLAN

LOT NOS. 284-286 SUGAR PINE CRESCENT
 SOUTHLANDS DEVELOPMENT - AREA 3&4 STAGE 5
 ST. JOHN'S, NL

WILLIAM DOYLE & ASSOCIATES LTD.
 Newfoundland Land Surveyors



William Doyle

SCALE:	1:500	JOB NO.	13 - 201
DATE:	JUNE, 2013	DRAWN BY:	W.M.D.