

DESCRIPTION
LOT NO. 340
SOUTHLANDS DEVELOPMENT – AREA 3-4 (STAGE 5)

ALL THAT piece or parcel of land situate and being on the Northeast side of Pepperwood Drive, 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 5,261,634.913 m and E 317,970.848 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. 339 North sixty one degrees zero six minutes twenty nine seconds East thirty three decimal two four six metres;

THENCE turning and running by Lot Nos. 223 & 224 South twenty three degrees fifty six minutes zero six seconds East sixteen decimal three six one metres;

THENCE turning and running by Lot No. 341 South sixty one degrees zero six minutes twenty nine seconds West thirty one decimal eight three three metres;

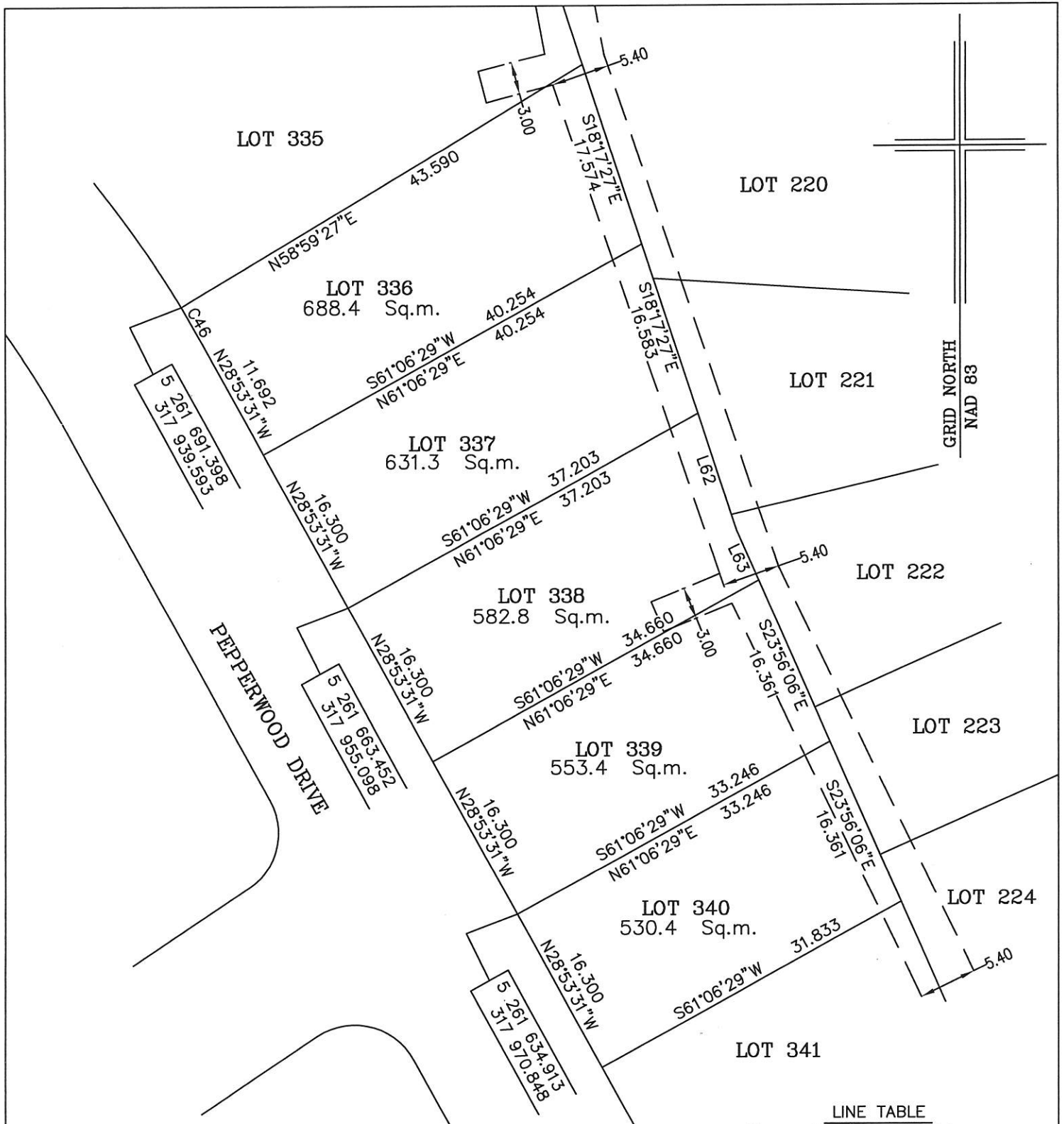
THENCE turning and running along the Northeastern limits of Pepperwood Drive North twenty eight degrees fifty three minutes thirty one seconds West sixteen decimal three zero zero metres more or less to the point of beginning and containing in all an area of 530.4 square metres as more particularly described 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. 1-1101-31-907A.

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
L62	S18°17'27"E	11.443
L63	S23°56'06"E	5.072

CURVE TABLE					
No.	Arc	Radius	Chord Bearing	Chord Distance	
C46	3.972	107.500	N29°57'02"W	3.972	

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

PLOT PLAN

LOT NOS. 336-340 PEPPERWOOD DRIVE
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.

