

**DESCRIPTION**  
**LOT NO. 342**  
**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 5,261,592.369 m and E 317,994.331 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 Northeastern limits of Pepperwood Drive along the arc of a curve having a chord bearing and distance of North twenty nine degrees zero five minutes fifty five seconds West one decimal three eight nine metres and a radius of 192.500 metres; **THENCE** North twenty eight degrees fifty three minutes thirty one seconds West fourteen decimal six one one metres;

**THENCE** turning and running by Lot No. 341 North sixty one degrees zero six minutes twenty nine seconds East thirty decimal four one nine metres;

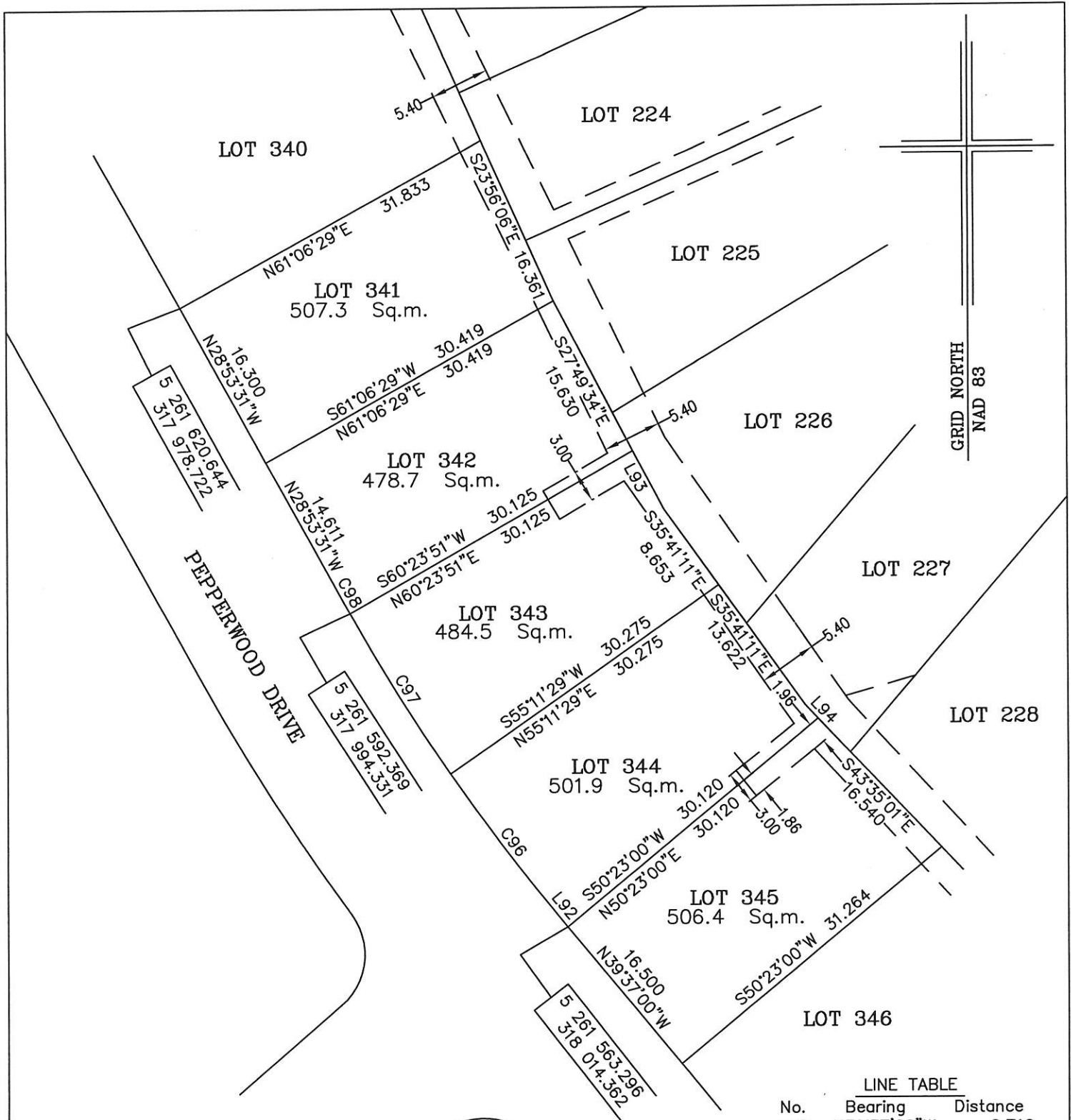
**THENCE** turning and running by Lot Nos. 225 & 226 South twenty seven degrees forty nine minutes thirty four seconds East fifteen decimal six three zero metres;

**THENCE** turning and running by Lot No. 343 South sixty degrees twenty three minutes fifty one seconds West thirty decimal one two five metres more or less to the point of beginning and containing in all an area of 478.7 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
L92	N39°37'00"W	0.716
L93	S27°49'34"E	6.110
L94	S43°35'01"E	1.734

CURVE TABLE				
No.	Arc	Radius	Chord Bearing	Chord Distance
C96	17.164	192.500	N37°03'44"W	17.159
C97	17.479	192.500	N31°54'24"W	17.473
C98	1.389	192.500	N29°05'55"W	1.389

NOTE: ALL POWERLINE EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-3-951 & 1-1101-31-907A

**PLOT PLAN**

LOT NOS. 341-345 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.



*William Doyle*