

DESCRIPTION

LOT NO. 344

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 5,261,563.296 m and E 318,014.362 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 North thirty nine degrees thirty seven minutes zero seconds West zero decimal seven one six metres;

THENCE along the arc of a curve having a chord bearing and distance of North thirty seven degrees zero three minutes forty four seconds West seventeen decimal one five nine metres and a radius of 192.500 metres;

THENCE turning and running by Lot No. 343 North fifty five degrees eleven minutes twenty nine seconds East thirty decimal two seven five metres;

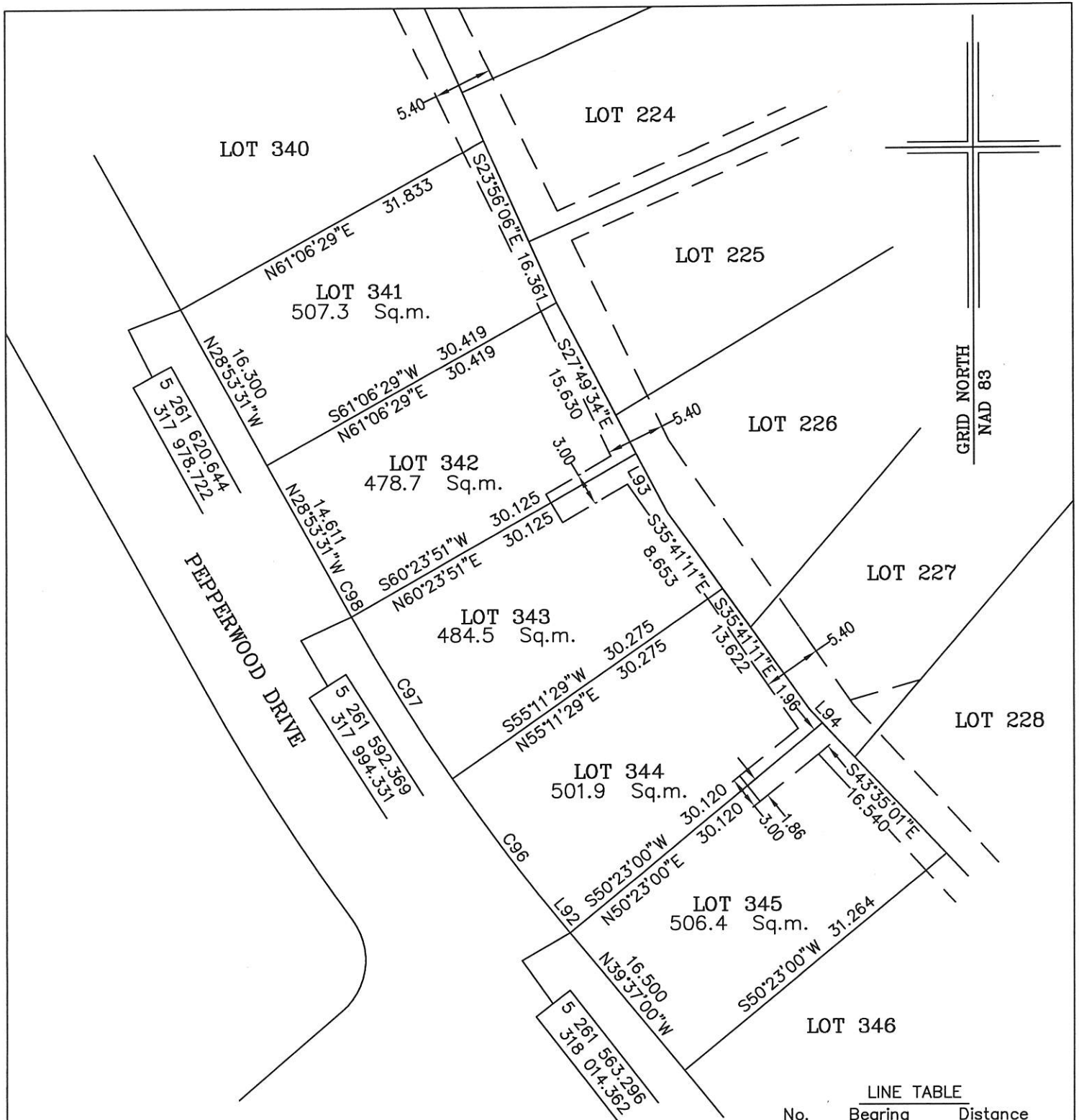
THENCE turning and running by Lot Nos. 226 & 227 South thirty five degrees forty one minutes eleven seconds East thirteen decimal six two two metres; **THENCE** South forty three degrees thirty five minutes zero one seconds East one decimal seven three four metres;

THENCE turning and running by Lot No. 345 South fifty degrees twenty three minutes zero seconds West thirty decimal one two zero metres more or less to the point of beginning and containing in all an area of 501.9 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. 1-1101-31-907A.

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

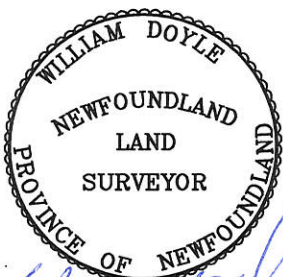
WILLIAM DOYLE & ASSOCIATES LTD.
 Newfoundland Land Surveyors

SCALE: 1:500

JOB NO. 13 - 201

DATE: JUNE, 2013

DRAWN BY: W.M.D.



William Doyle