

DESCRIPTION

LOT NO. 380

SOUTHLANDS DEVELOPMENT – AREA 3-4 (STAGE 5)

ALL THAT piece or parcel of land situate and being on the Southeast 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 5,261,574.815 m and E 317,893.230 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. 381 South forty degrees fifty five minutes zero four seconds East thirty nine decimal eight seven five metres;

THENCE turning and running by Lot No. 374 South forty nine degrees zero four minutes fifty six seconds West seven decimal seven three four metres;

THENCE turning and running by Lot No. 375 South forty two degrees forty minutes twelve seconds West seven decimal three one two metres;

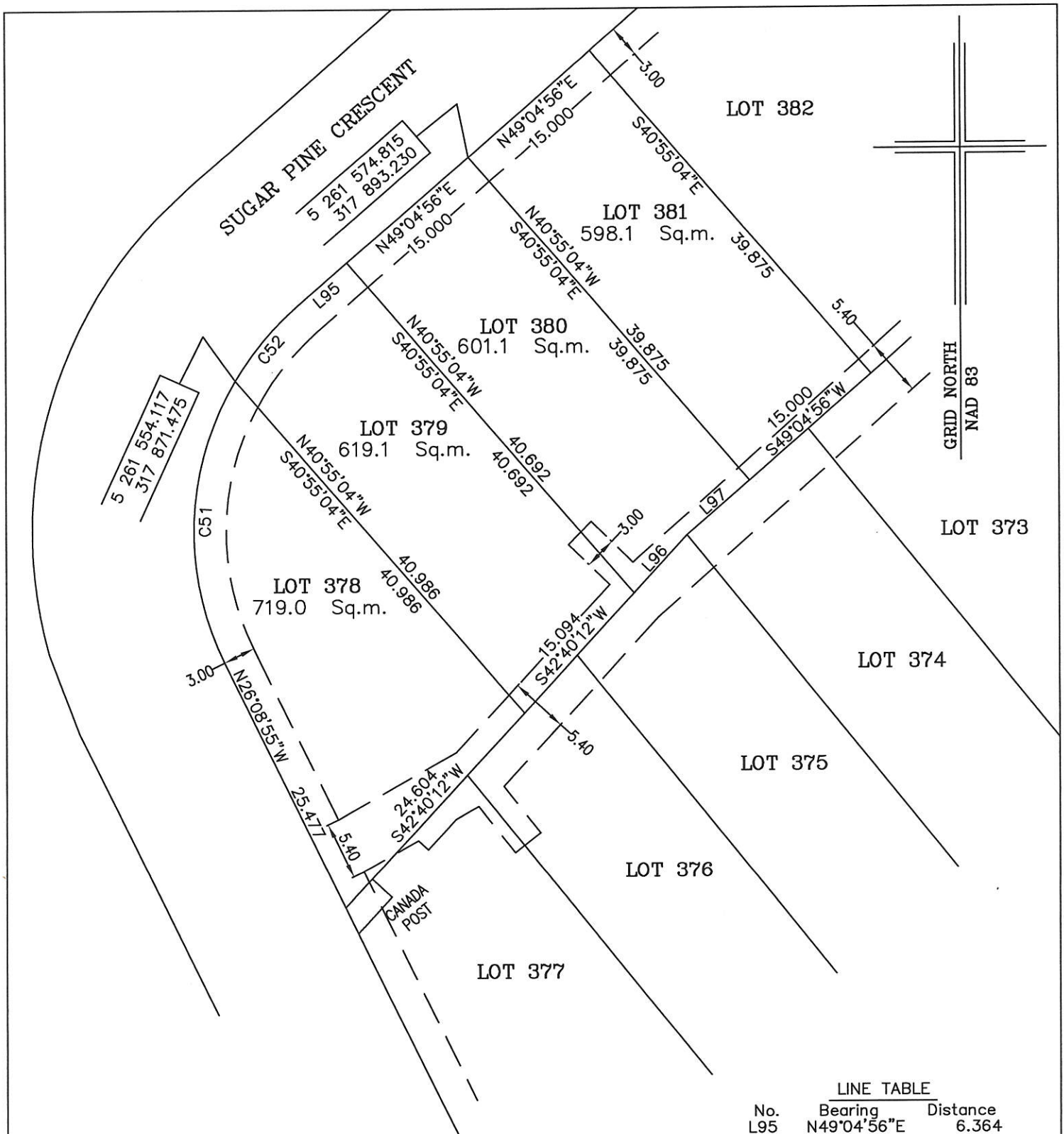
THENCE turning and running by Lot No. 379 North forty degrees fifty five minutes zero four seconds West forty decimal six nine two metres;

THENCE turning and running along the Southeastern limits of Sugar Pine Crescent North forty nine degrees zero four minutes fifty six seconds East fifteen metres more or less to the point of beginning and containing in all an area of 601.1 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
L95	N49°04'56"E	6.364
L96	S42°40'12"W	7.312
L97	S49°04'56"W	7.734

CURVE TABLE					
No.	Arc	Radius	Chord Bearing	Chord Distance	
C51	27.323	27.500	N02°18'54"E	26.213	
C52	8.785	27.500	N39°55'50"E	8.748	

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

PLOT PLAN

LOT NOS. 378-381 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

DATE: JUNE, 2013

DRAWN BY: W.M.D.

