

DESCRIPTION

LOT NO. 385

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 5,261,614.109 m and E 317,938.564 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 Southeastern limits of Sugar Pine Crescent North forty nine degrees zero four minutes fifty six seconds East zero decimal two eight four metres;

THENCE along the arc of a curve having a chord bearing and distance of North fifty two degrees thirty five minutes thirty five seconds East three decimal three six eight metres and a radius of 27.500 metres; **THENCE** North fifty six degrees zero six minutes fourteen seconds East twelve decimal nine six seven metres; **THENCE** along the arc of a curve having a chord bearing and distance of South seventy six degrees twenty three minutes thirty eight seconds East nine decimal two one six metres and a radius of 6.250 metres;

THENCE turning and running along the Southwestern limits of Pepperwood Drive South twenty eight degrees fifty three minutes thirty one seconds East thirty one decimal two six four metres;

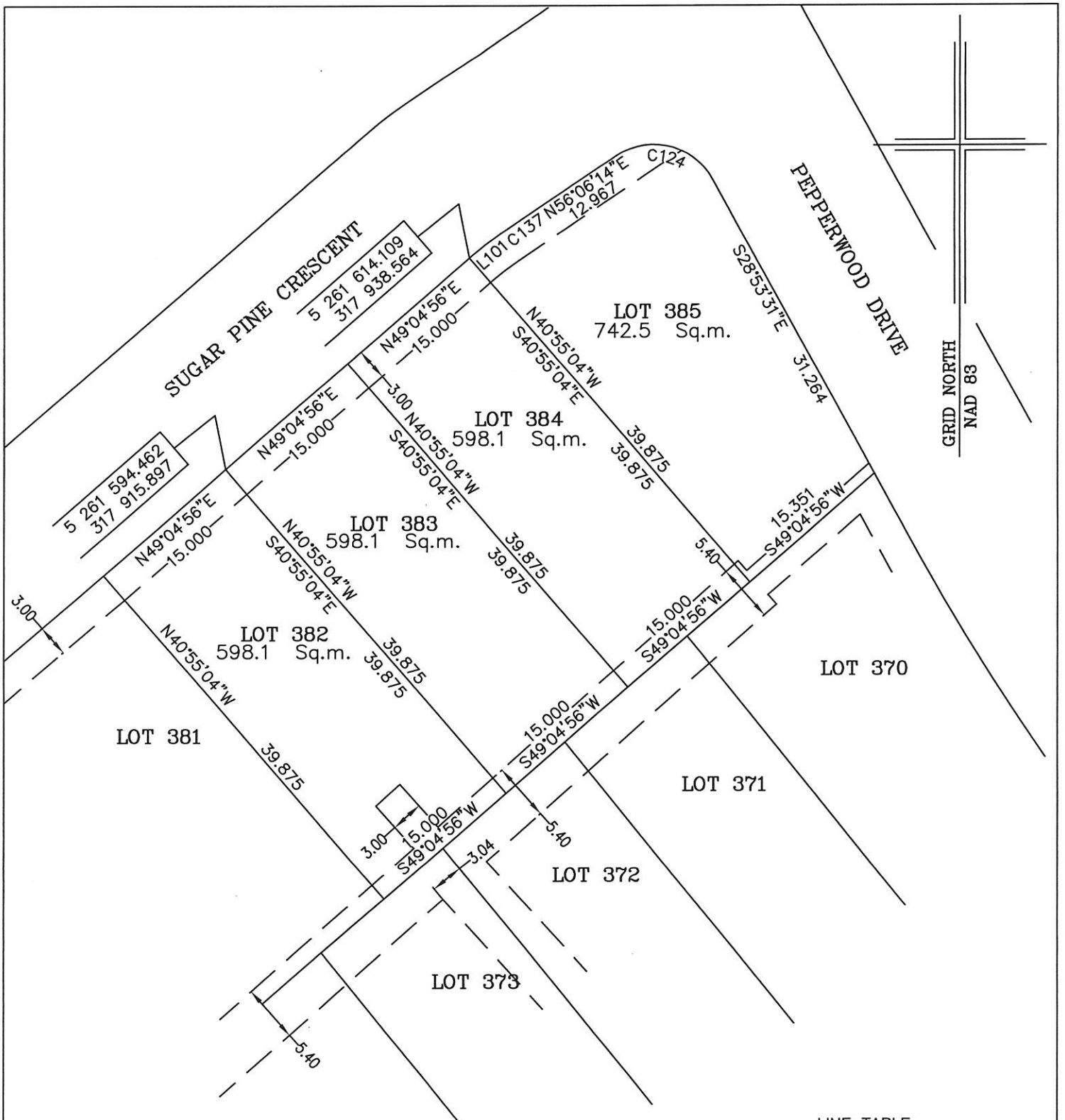
THENCE turning and running by Lot No. 370 South forty nine degrees zero four minutes fifty six seconds West fifteen decimal three five one metres;

THENCE turning and running by Lot No. 384 North forty degrees fifty five minutes zero four seconds West thirty nine decimal eight seven five metres more or less to the point of beginning and containing in all an area of 742.5 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



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
L101	N49°04'56"E	0.284

CURVE TABLE					
No.	Arc	Radius	Chord Bearing	Chord Distance	
C124	10.363	6.250	S76°23'38"E	9.216	
C137	3.370	27.500	N52°35'35"E	3.368	

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

PLOT PLAN

LOT NOS. 382-385 SUGAR PINE CRESCENT
SOUTHLANDS DEVELOPMENT - AREA 3&4 STAGE 5
ST. JOHN'S, NL

WILLIAM DOYLE & ASSOCIATES LTD.
Newfoundland Land Surveyors

SCALE: 1:500
DATE: JUNE, 2013

JOB NO. 13 - 201
DRAWN BY: W.M.D.

