

**DESCRIPTION**

**LOT NO. 189**

**SOUTHLANDS DEVELOPMENT – AREA 3-4 (STAGE 5)**

**ALL THAT** piece or parcel of land situate and being on the Northeast side of Cheeseman 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 5,261,499.713 m and E 317,794.197 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. 190 North fifty three degrees forty minutes zero eight seconds East thirty decimal five zero zero metres;

**THENCE** turning and running by Lot No. 276 South thirty four degrees fifty seven minutes thirty nine seconds East sixteen decimal two two three metres;

**THENCE** turning and running by Lot No. 188 South fifty six degrees twenty four minutes thirty three seconds West thirty decimal five zero zero metres;

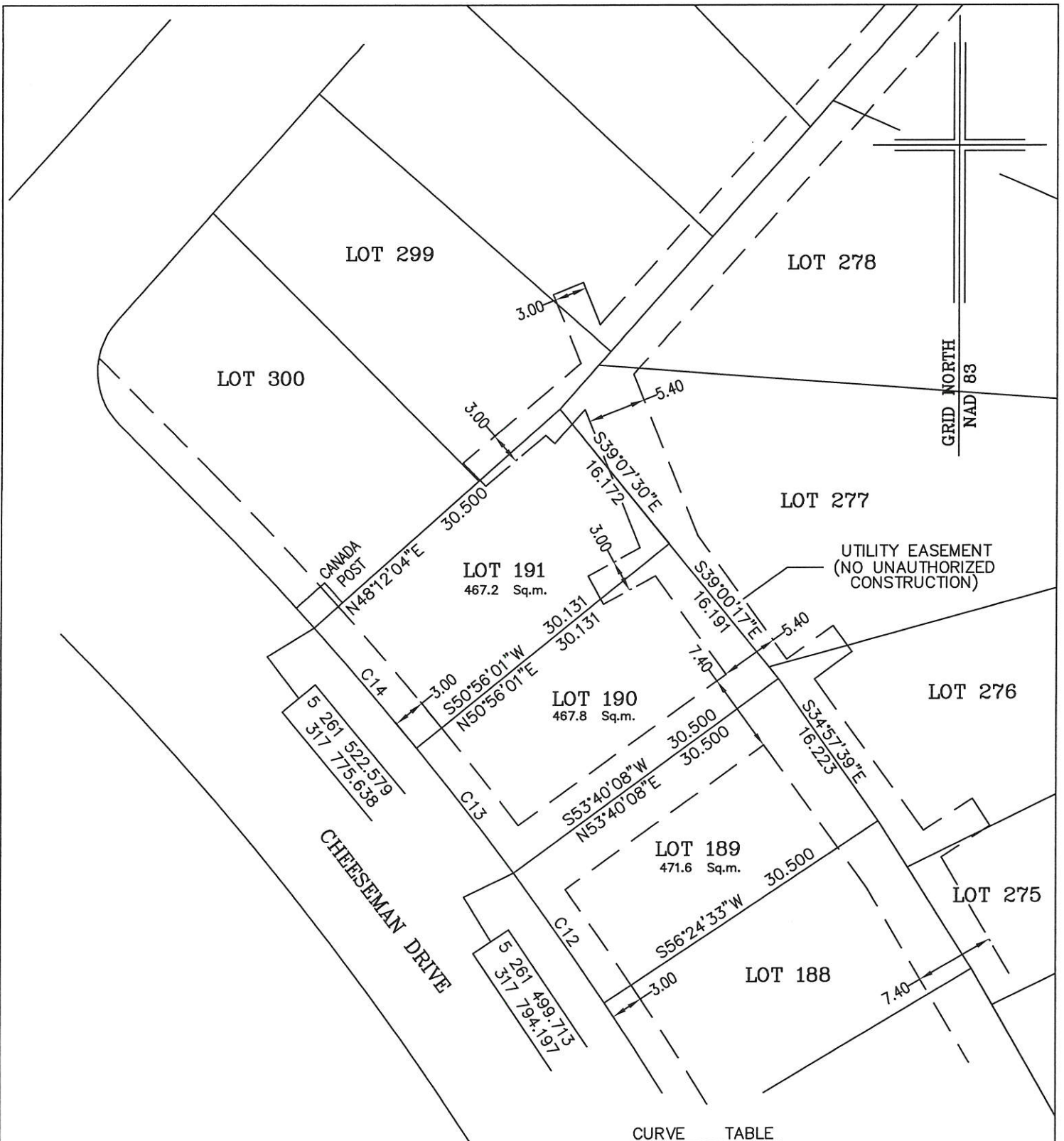
**THENCE** turning and running along the Northeastern limits of Cheeseman Drive along the arc of a curve having a chord bearing and distance of North thirty four degrees fifty seven minutes thirty nine seconds West fourteen decimal seven six four metres and a radius of 308.750 metres more or less to the point of beginning and containing in all an area of 471.6 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

REVISION NOTE; LOT 190 & LOT 191 REVISED APRIL 14, 2016

SCALE FACTOR OF 0.999878 USED FOR THE COMPUTATIONS OF STARTING CO-ORDINATES

ALL OTHER DISTANCES ARE HORIZONTAL GROUND DISTANCES.

CURVE TABLE

No.	Arc	Radius	Chord Bearing	Chord Distance
C12	14.766	308.750	N34°57'39"W	14.764
C13	14.741	308.750	N37°41'55"W	14.739
C14	14.724	308.750	N40°25'58"W	14.722

NOTE: ALL UTILITY EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-31-911A\_REV\_b



**PLOT PLAN**  
**LOT NOS. 189-191 CHEESEMAN 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.