

DESCRIPTION

LOT NO. 196

SOUTHLANDS DEVELOPMENT – AREA 3-4 (STAGE 5)

ALL THAT piece or parcel of land situate and being on the Southwest 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 5,261,474.780 m and E 317,790.146 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.197 South fifty seven degrees zero nine minutes zero three seconds West thirty five decimal eight three two metres;

THENCE turning and running by land of Fairview Investments Ltd. North twenty eight degrees thirty minutes zero seven seconds West fifteen metres;

THENCE turning and running by Lot No. 195 North fifty three degrees forty eight minutes fifty two seconds East thirty four decimal two five nine metres

THENCE turning and running along the Southwestern limits of Cheeseman Drive along the arc of a curve having a chord bearing and distance of South thirty four degrees thirty one minutes zero three seconds East sixteen decimal nine five eight metres and a radius of 291.250 metres more or less to the point of beginning and containing in all an area of 559.7 square metres as more particularly described on the plan hereto annexed.

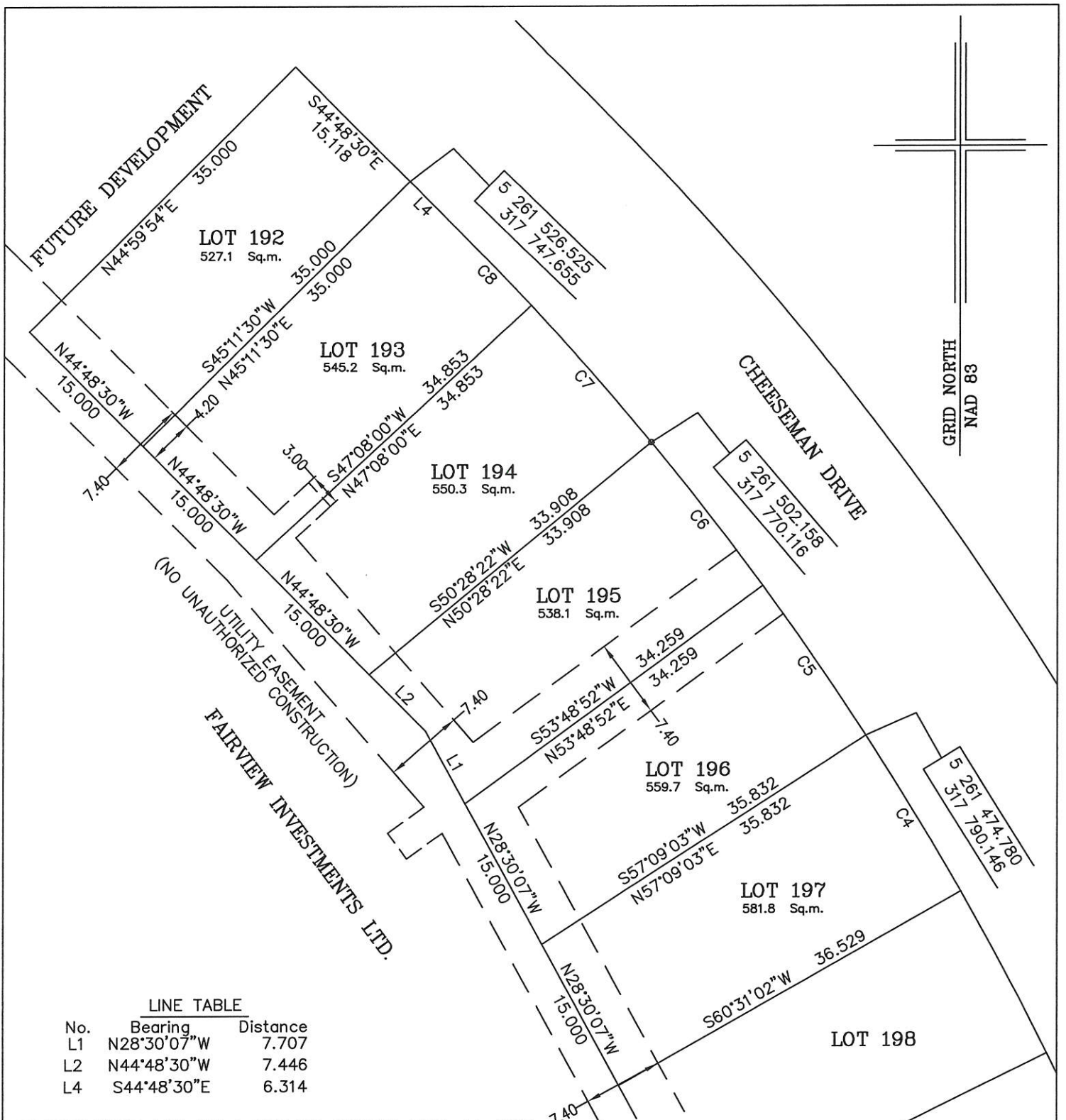
RESERVING NEVERTHELESS an easement for a powerline as shown on the said attached plan and being more particularly described on Nfld. Power Plan No. 1-1101-31-911A_REV_b.

ALL bearings are referred to Grid North.

Job No. 13-201

Date: June, 2013

Revised: April 14, 2016



LINE TABLE

No.	Bearing	Distance
L1	N28°30'07"W	7.707
L2	N44°48'30"W	7.446
L4	S44°48'30"E	6.314

REVISION NOTE; LOT 195 & LOT 196 REVISED APRIL 14, 2016

CONTROL MONUMENTS USED (NAD 83)

80G2121 N 5 262 169.686 E 319 117.227

MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

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
C4	17.112	291.250	S31°09'58"E	17.109
C5	16.960	291.250	S34°31'03"E	16.958
C6	16.986	291.250	S37°51'23"E	16.983
C7	16.976	291.250	S41°11'49"E	16.974
C8	9.869	291.250	S43°50'15"E	9.869

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

PLOT PLAN

LOT NOS. 192-197 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.