

DESCRIPTION

LOT NO. 146

DIAMOND MARSH DRIVE

DIAMOND MARSH SUBDIVISION – STAGE 2

ALL THAT piece or parcel of land situate and being on the Northwest side of Diamond Marsh 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 5,261,735.789 m and E 320,154.751 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 Northwestern limits of Diamond Marsh Drive along the arc of a curve having a chord bearing and distance of South forty five degrees zero three minutes fifty two seconds West twenty four decimal four three nine metres and a radius of 47.500 metres;

THENCE turning and running by Lot No. 147 North twenty six degrees fifty four minutes twenty four seconds West thirty decimal zero zero two metres;

THENCE turning and running by Lot No. 89 North thirteen degrees fifty five minutes twenty five seconds East eight decimal three three six metres;

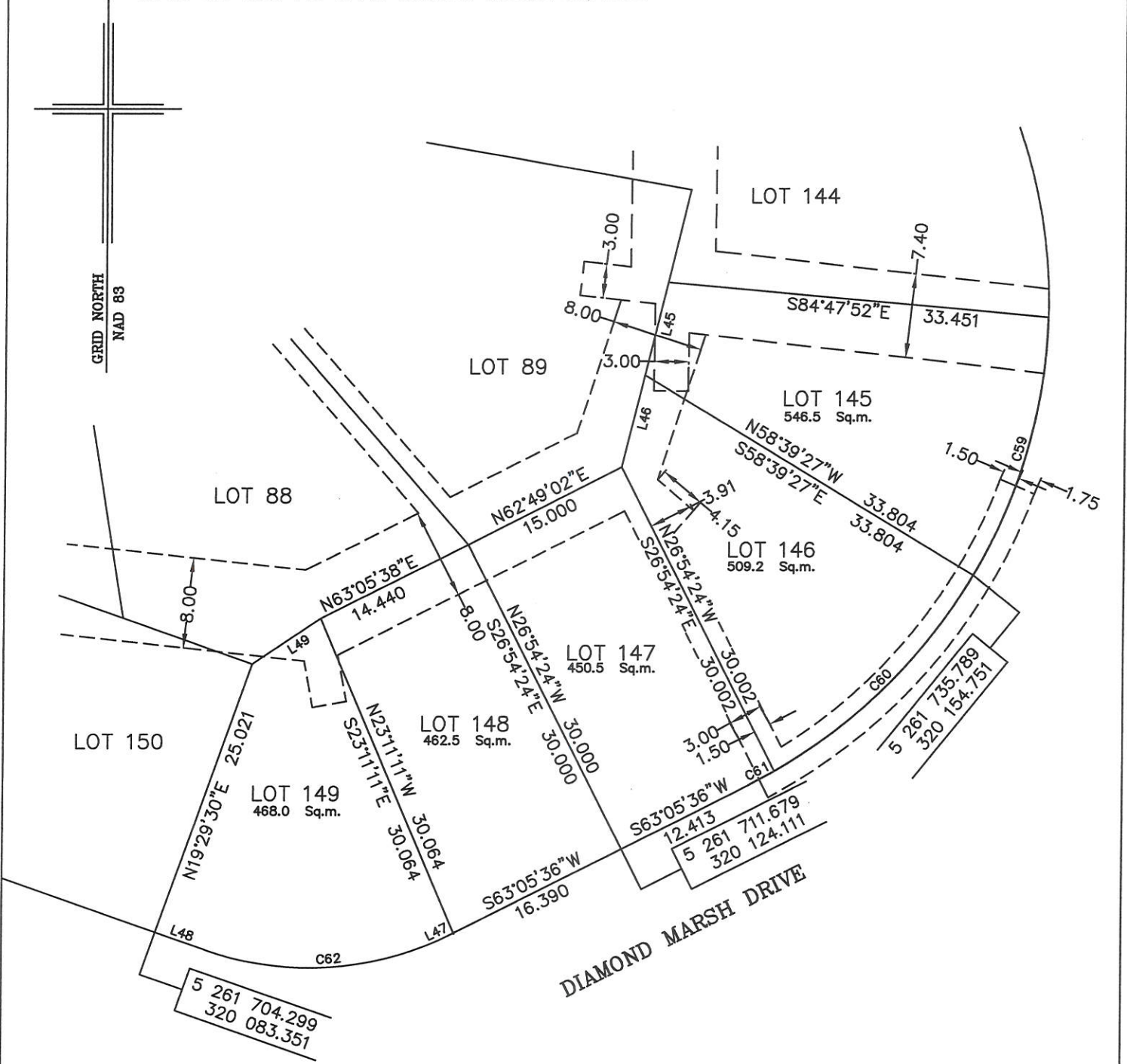
THENCE turning and running by Lot No. 145 South fifty eight degrees thirty nine minutes twenty seven seconds East thirty three decimal eight zero four metres more or less to the point of beginning and containing in all an area of 509.2 square metres as more particularly described on the plan hereto annexed. **RESERVING NEVERTHELESS** an easement for a powerline as shown on the said attached plan and being more particularly described on Nfld. Power Plan No. 1-1101-31-928A_REV_B.

ALL bearings are referred to Grid North.

Job No. 13-492

Date: January 2017

NOTE: LOT NOS. 146 & 147 REVISED: AUGUST 30, 2018



NOTE: ALL UTILITY EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-31-928A_REV_B & 1-1101-31-905A_REV_A

MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

CONTROL MONUMENTS USED (NAD 83)

80G2121 N 5 261 169.686 E 319 117.227

SCALE FACTOR OF 0.999890 USED FOR THE COMPUTATIONS OF STARTING CO-ORDINATES ALL OTHER DISTANCES ARE HORIZONTAL GROUND DISTANCES.

NUM	BEARING	DISTANCE
L45	N13°36'03"E	8.391
L46	N13°55'25"E	8.336
L47	S63°05'36"W	0.216
L48	N70°30'30"W	4.599
L49	N56°03'44"E	7.187

NUM	ARC	RADIUS	BEARING	DISTANCE
C59	23.844	47.500	S15°46'36"W	23.595
C60	24.717	47.500	S45°03'52"W	24.439
C61	2.588	47.500	S61°31'57"W	2.588
C62	22.269	27.500	S86°17'33"W	21.666



PLOT PLAN
LOT NOS. 145-149 DIAMOND MARSH DRIVE
DIAMOND MARSH SUBDIVISION - STAGE 2
St. JOHN'S, NL.

WILLIAM DOYLE & ASSOCIATES LTD.
 Newfoundland Land Surveyors

SCALE: 1:500	JOB NO. 13-492
DATE: JANUARY 2017	DRAWN BY: W.M.D.