

DESCRIPTION

LOT NO. 149

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 5,261,704.299 m and E 320,083.351 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. 150 North nineteen degrees twenty nine minutes thirty seconds East twenty five decimal zero two one metres;

THENCE turning and running by Lot No. 88 North fifty six degrees zero three minutes forty four seconds East seven decimal one eight seven metres;

THENCE turning and running by Lot No. 148 South twenty three degrees eleven minutes eleven seconds East thirty decimal zero six four metres;

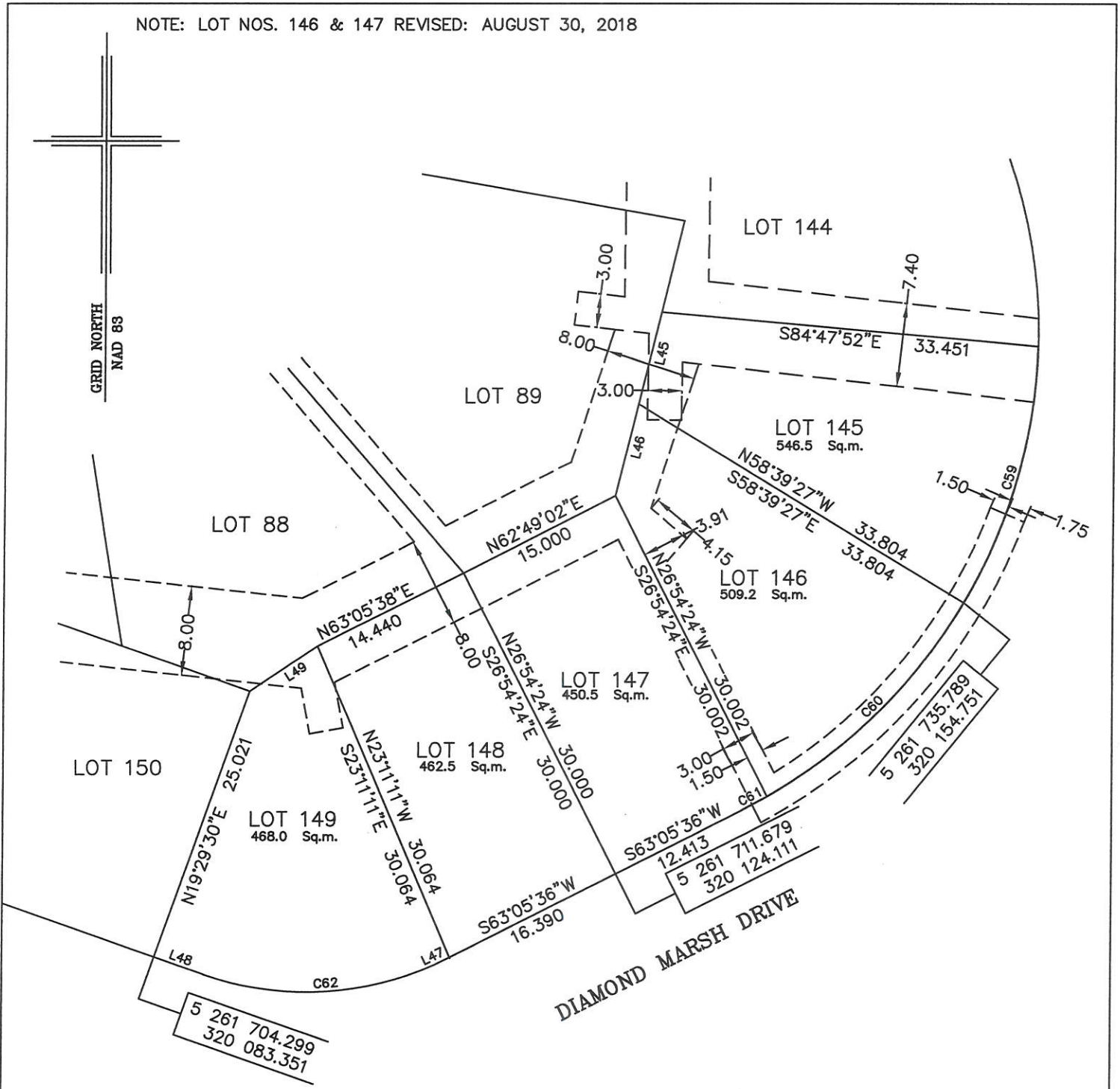
THENCE turning and running along the Northwestern limits of Diamond Marsh Drive South sixty three degrees zero five minutes thirty six seconds West zero decimal two one six metres; **THENCE** along the arc of a curve having a chord bearing and distance of South eighty six degrees seventeen minutes thirty three seconds West twenty one decimal six six six metres and a radius of 27.500 metres; **THENCE** North seventy degrees thirty minutes thirty seconds West four decimal five nine nine metres more or less to the point of beginning and containing in all an area of 468.0 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 5 262 169.686 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.

William Doyle