

DESCRIPTION

LOT NO. 151

DIAMOND MARSH DRIVE

DIAMOND MARSH SUBDIVISION – STAGE 2

ALL THAT piece or parcel of land situate and being on the Northeast 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 5,261,716.309 m and E 320,049.419 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. 152 North nineteen degrees twenty nine minutes thirty seconds East twenty five decimal zero two one metres;

THENCE turning and running by Lot No. 87 South seventy degrees thirty minutes thirty seconds East eighteen decimal zero metres;

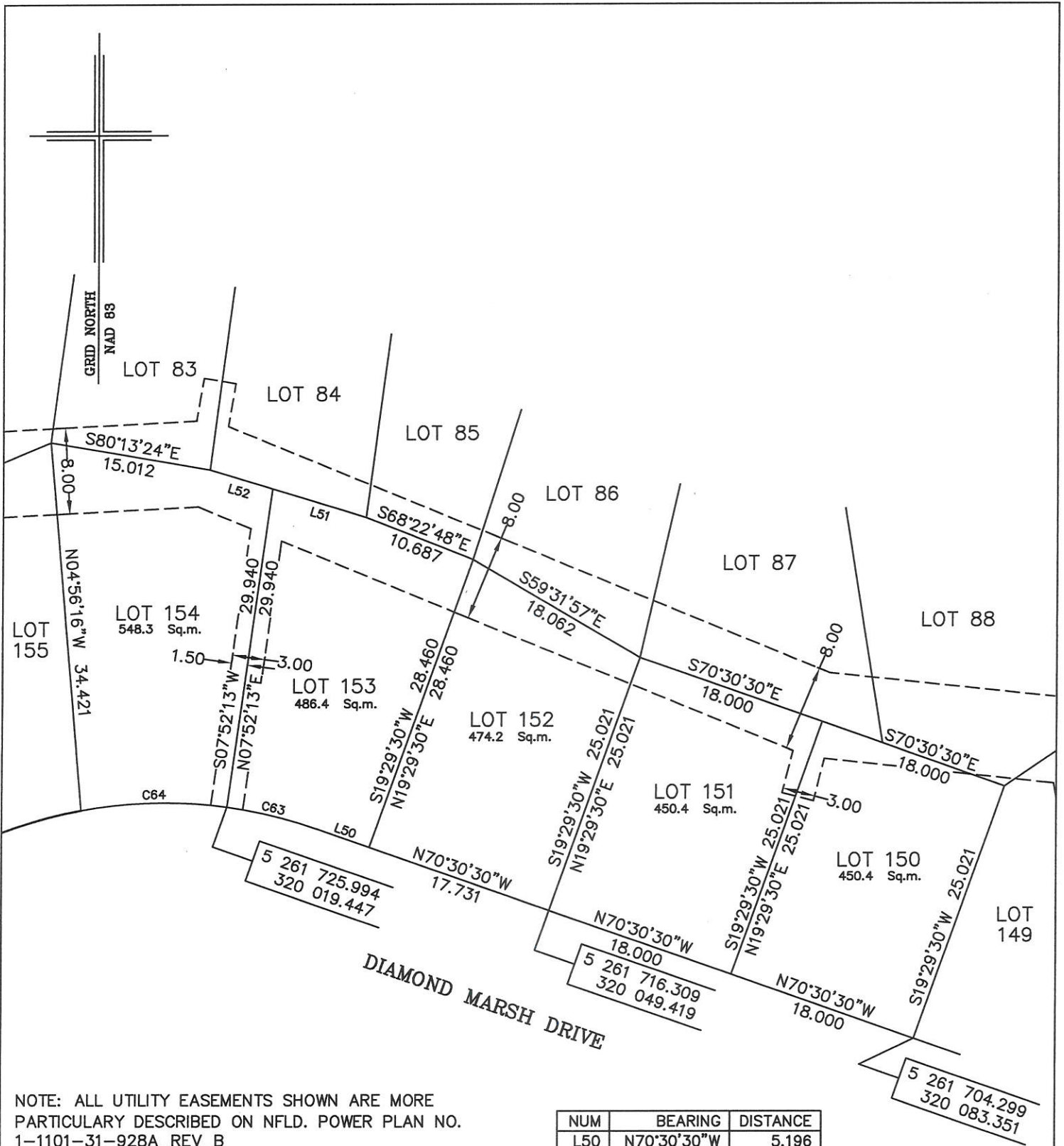
THENCE turning and running by Lot No. 150 South nineteen degrees twenty nine minutes thirty seconds West twenty five decimal zero two one metres;

THENCE turning and running along the Northeastern limits of Diamond Marsh Drive North seventy degrees thirty minutes thirty seconds West eighteen decimal zero metres more or less to the point of beginning and containing in all an area of 450.4 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: ALL UTILITY EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-31-928A_REV_B

MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

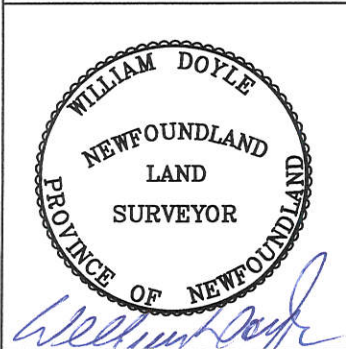
CONTROL MONUMENTS USED (NAD 83)

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
L50	N70°30'30"W	5.196
L51	S73°02'12"E	9.119
L52	S73°02'12"E	6.089

NUM	ARC	RADIUS	BEARING	DISTANCE
C63	8.621	42.500	N76°19'10"W	8.606
C64	13.617	42.500	S88°41'25"W	13.559



PLOT PLAN
LOT NOS. 150-154 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.