

**DESCRIPTION**

**LOT NO. 153**

**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 5,261,725.994 m and E 320,019.447 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. 154 North zero seven degrees fifty two minutes thirteen seconds East twenty nine decimal nine four zero metres;

**THENCE** turning and running by Lot No. 84 South seventy three degrees zero two minutes twelve seconds East nine decimal one one nine metres;

**THENCE** turning and running by Lot No. 85 South sixty eight degrees twenty two minutes forty eight seconds East ten decimal six eight seven metres;

**THENCE** turning and running by Lot No. 152 South nineteen degrees twenty nine minutes thirty seconds West twenty eight decimal four six zero metres;

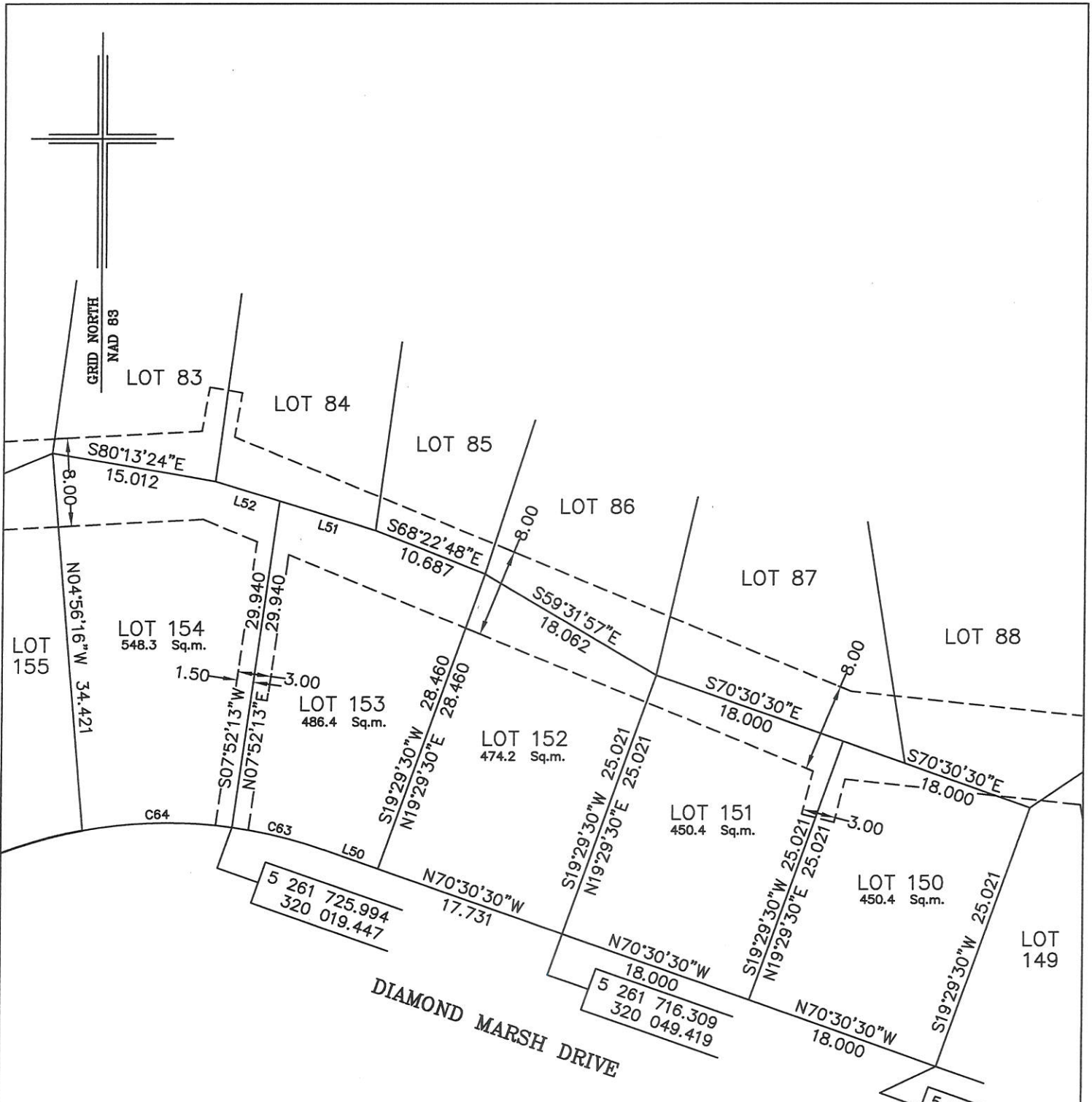
**THENCE** turning and running along the Northeastern limits of Diamond Marsh Drive North seventy degrees thirty minutes thirty seconds West five decimal one nine six metres; **THENCE** along the arc of a curve having a chord bearing and distance of North seventy six degrees nineteen minutes ten seconds West eight decimal six zero six metres and a radius of 42.500 metres more or less to the point of beginning and containing in all an area of 486.4 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

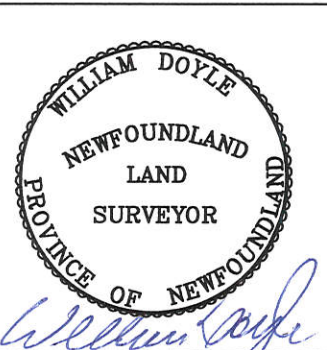
MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.  
CONTROL MONUMENTS USED (NAD 83)

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.