

**DESCRIPTION**

**LOT NO. 155**

**DIAMOND MARSH DRIVE**

**DIAMOND MARSH SUBDIVISION – STAGE 2**

**ALL THAT** piece or parcel of land situate and being on the North 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 5,261,721.642 m and E 319,994.102 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. 156 North twenty seven degrees twenty one minutes sixteen seconds West thirty one decimal nine five seven metres;

**THENCE** turning and running by Lot No.'s 80, 81 & 82 North sixty seven degrees zero three minutes thirty two seconds East twenty five decimal five three two metres;

**THENCE** turning and running by Lot No. 154 South zero four degrees fifty six minutes sixteen seconds East thirty four decimal four two one metres;

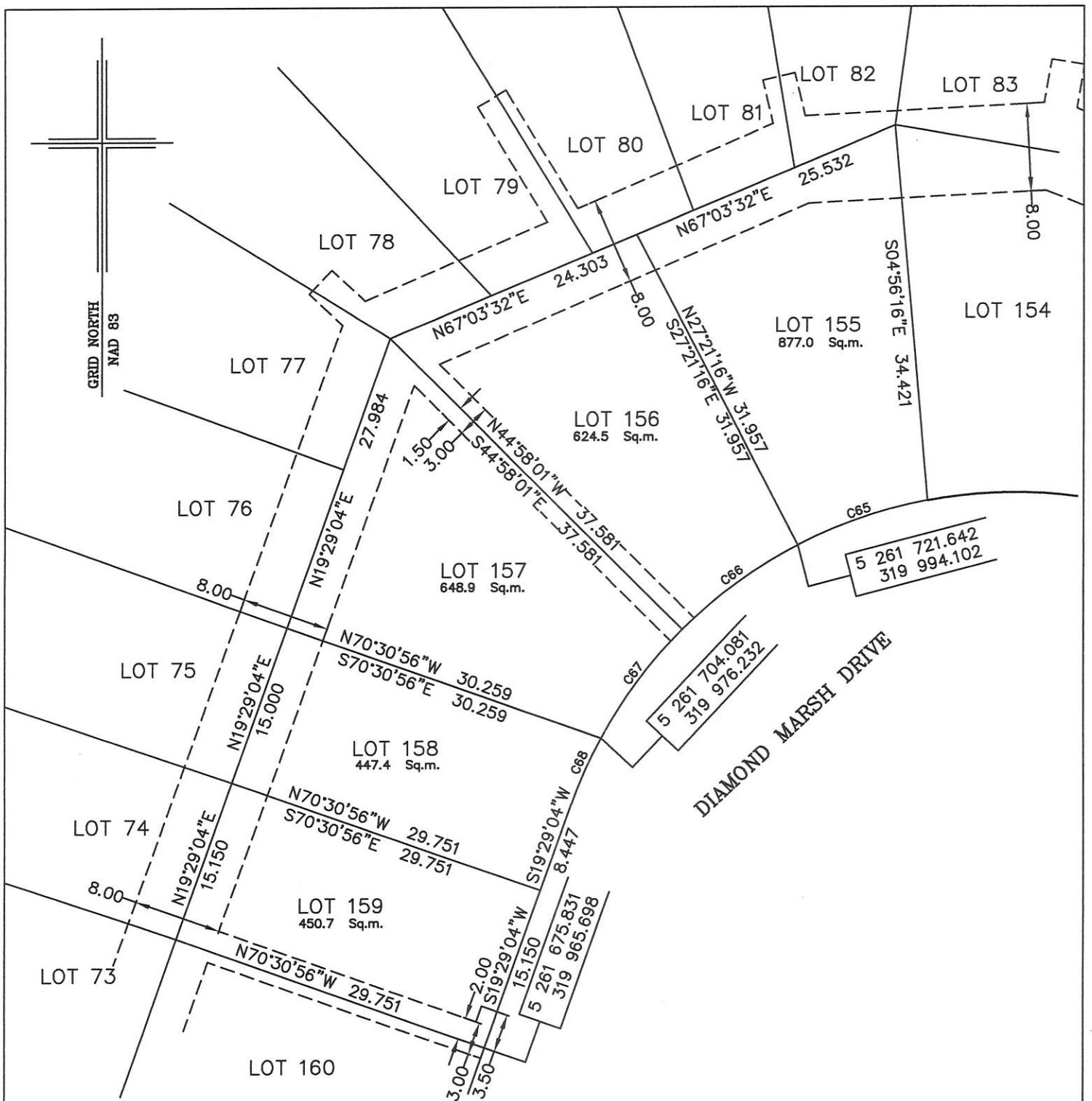
**THENCE** turning and running along the Northern limits of Diamond Marsh Drive along the arc of a curve having a chord bearing and distance of South seventy one degrees zero four minutes forty two seconds West twelve decimal four six five metres and a radius of 42.500 metres more or less to the point of beginning and containing in all an area of 877.0 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: ALL UTILITY EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-31-928A\_REV\_B

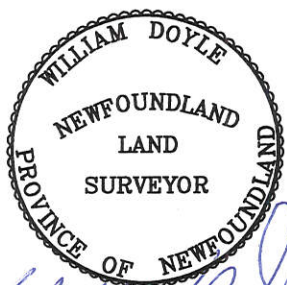
MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

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 | ARC    | RADIUS | BEARING      | DISTANCE |
|-----|--------|--------|--------------|----------|
| C65 | 12.510 | 42.500 | S71°04'42\"W | 12.465   |
| C66 | 13.065 | 42.500 | S53°50'21\"W | 13.013   |
| C67 | 12.371 | 42.500 | S36°41'36\"W | 12.328   |
| C68 | 6.579  | 42.500 | S23°55'09\"W | 6.573    |



**PLOT PLAN**  
**LOT NOS. 155-159 DIAMOND MARSH DRIVE**  
**DIAMOND MARSH SUBDIVISION - STAGE 2**  
**St. JOHN'S, NL.**

**WILLIAM DOYLE & ASSOCIATES LTD.**  
 Newfoundland Land Surveyors

SCALE: 1:500  
 DATE: JANUARY 2017

JOB NO. 13-492  
 DRAWN BY: W.M.D.