

**DESCRIPTION**

**LOT NO. 157**

**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 5,261,704.081 m and E 319,976.232 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. 158 North seventy degrees thirty minutes fifty six seconds West thirty decimal two five nine metres;

**THENCE** turning and running by Lot No.'s 76 & 77 North nineteen degrees twenty nine minutes zero four seconds East twenty seven decimal nine eight four metres;

**THENCE** turning and running by Lot No. 156 South forty four degrees fifty eight minutes zero one seconds East thirty seven decimal five eight one metres;

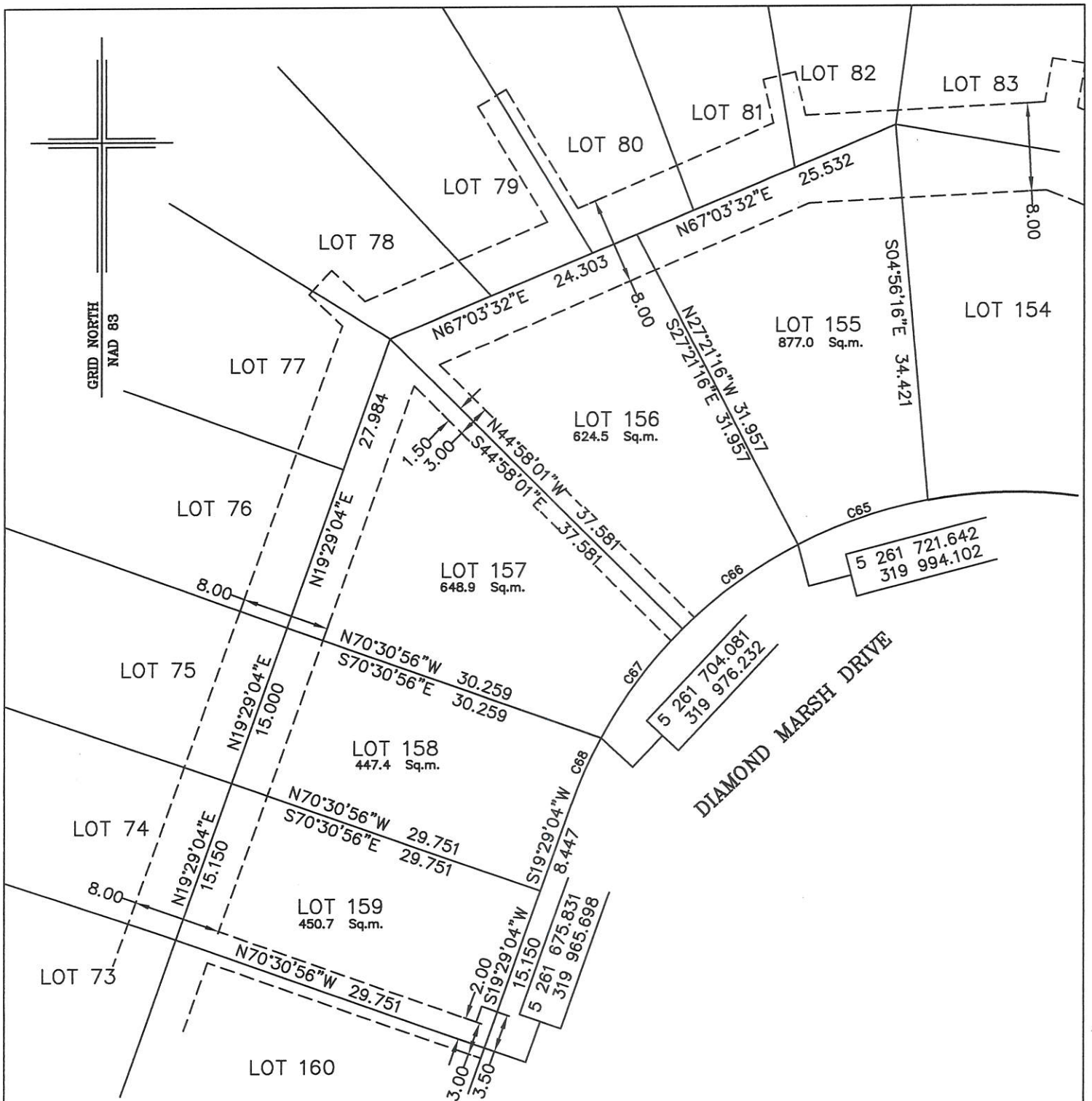
**THENCE** turning and running along the Northwestern limits of Diamond Marsh Drive along the arc of a curve having a chord bearing and distance of South thirty six degrees forty one minutes thirty six seconds West twelve decimal three two eight metres and a radius of 42.500 metres more or less to the point of beginning and containing in all an area of 648.9 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.