

DESCRIPTION

LOT NO. 159

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 5,261,675.831 m and E 319,965.698 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. 160 North seventy degrees thirty minutes fifty six seconds West twenty nine decimal seven five one metres;

THENCE turning and running by Lot No. 74 North nineteen degrees twenty nine minutes zero four seconds East fifteen decimal one five zero metres;

THENCE turning and running by Lot No. 158 South seventy degrees thirty minutes fifty six seconds East twenty nine decimal seven five one metres;

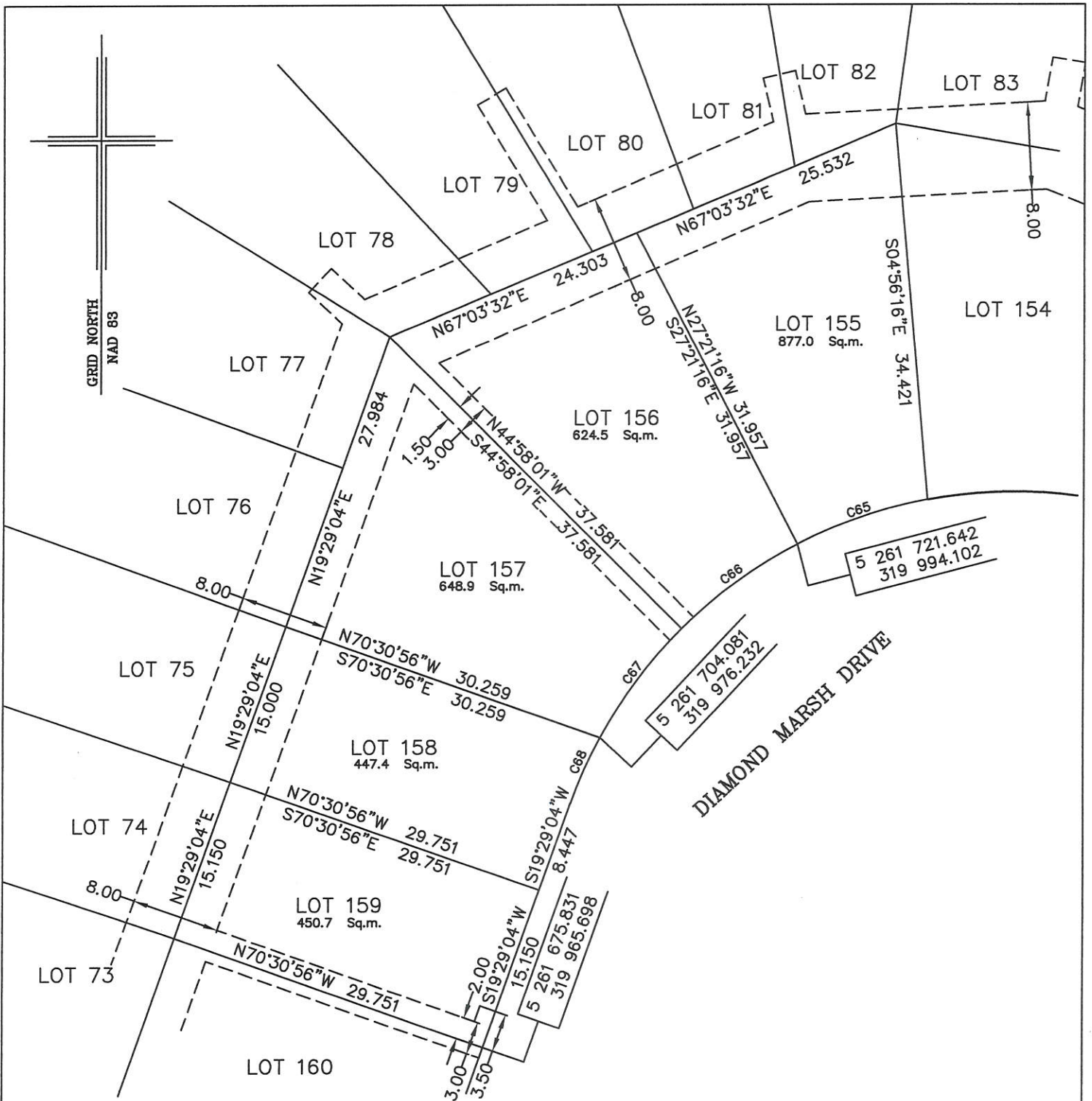
THENCE turning and running along the Northwestern limits of Diamond Marsh Drive South nineteen degrees twenty nine minutes zero four seconds West fifteen decimal one five zero metres more or less to the point of beginning and containing in all an area of 450.7 square metres as more particularly described 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

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DRAWN BY: W.M.D.