

DESCRIPTION

LOT NO. 170

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 5,261,408.451 m and E 319,701.482 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 along the Northwestern limits of Diamond Marsh Drive South fifty four degrees zero two minutes zero one seconds West twenty decimal zero metres;

THENCE turning and running by Lot No. 169 North thirty five degrees fifty seven minutes fifty nine seconds West twenty three decimal zero one two metres;

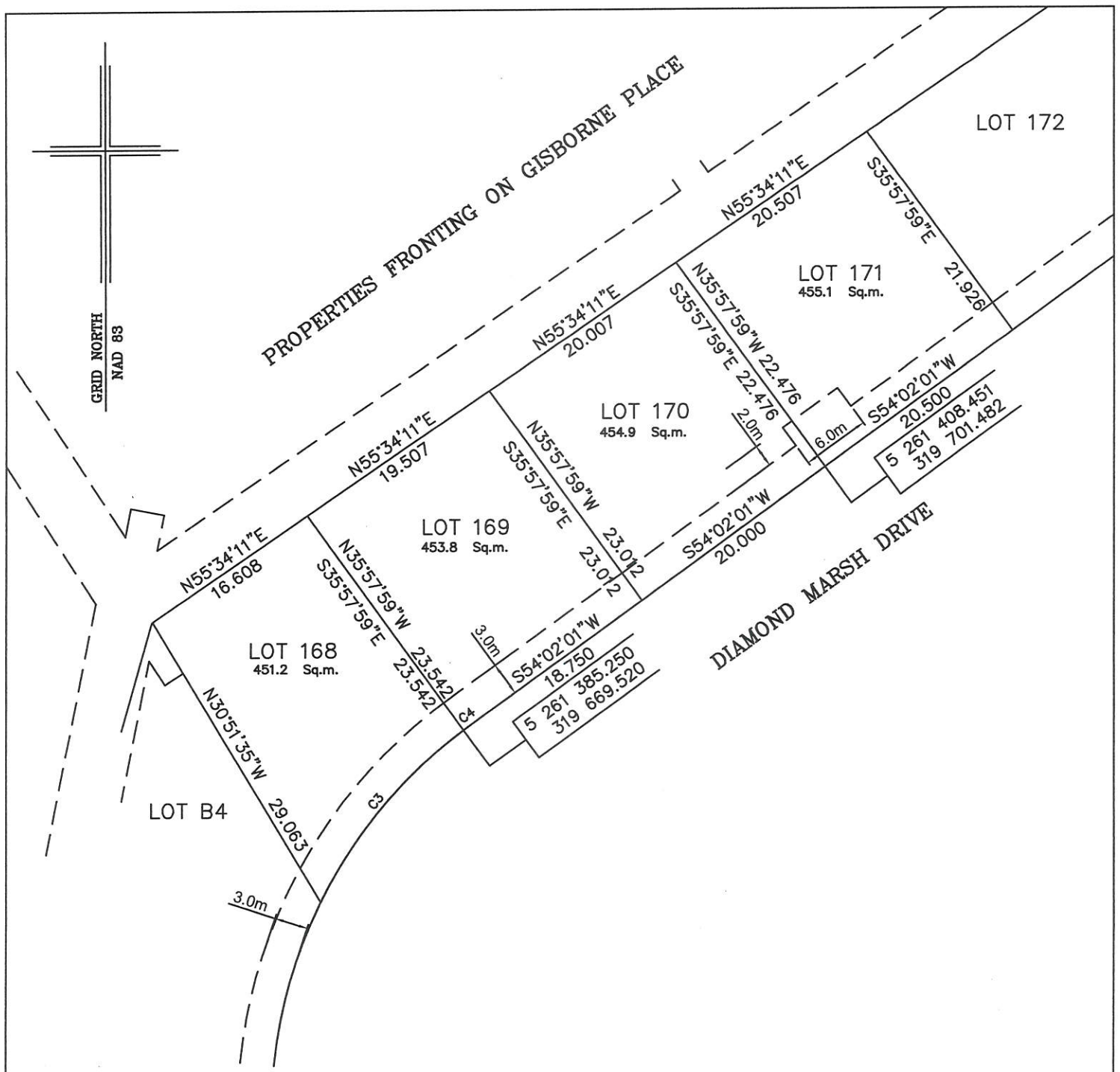
THENCE turning and running by properties fronting on Gisborne Place North fifty five degrees thirty four minutes eleven seconds East twenty decimal zero zero seven metres;

THENCE turning and running by Lot No. 171 South thirty five degrees fifty seven minutes fifty nine seconds East twenty two decimal four seven six metres more or less to the point of beginning and containing in all an area of 454.9 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 POWERLINE EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-31-905A_REV_A

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
C3	20.004	42.500	S39°32'19"W	19.819
C4	0.750	42.500	S53°31'41"W	0.750



PLOT PLAN
LOT NOS. 168-171 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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DATE: JANUARY 2017

DRAWN BY: W.M.D.