

**DESCRIPTION**  
**LOT NO. 31**  
**DIAMOND MARSH DRIVE**  
**DIAMOND MARSH SUBDIVISION – STAGE 2**

**ALL THAT** piece or parcel of land situate and being on the East 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 5,261,739.834 m and E 320,172.954 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 Eastern limits of Diamond Marsh Drive along the arc of a curve having a chord bearing and distance of North eleven degrees twenty minutes zero four seconds East fifteen decimal five six two metres and a radius of 62.500 metres;

**THENCE** turning and running by Lot No. 30 South eighty five degrees forty nine minutes zero one seconds East twenty six decimal three eight eight metres;

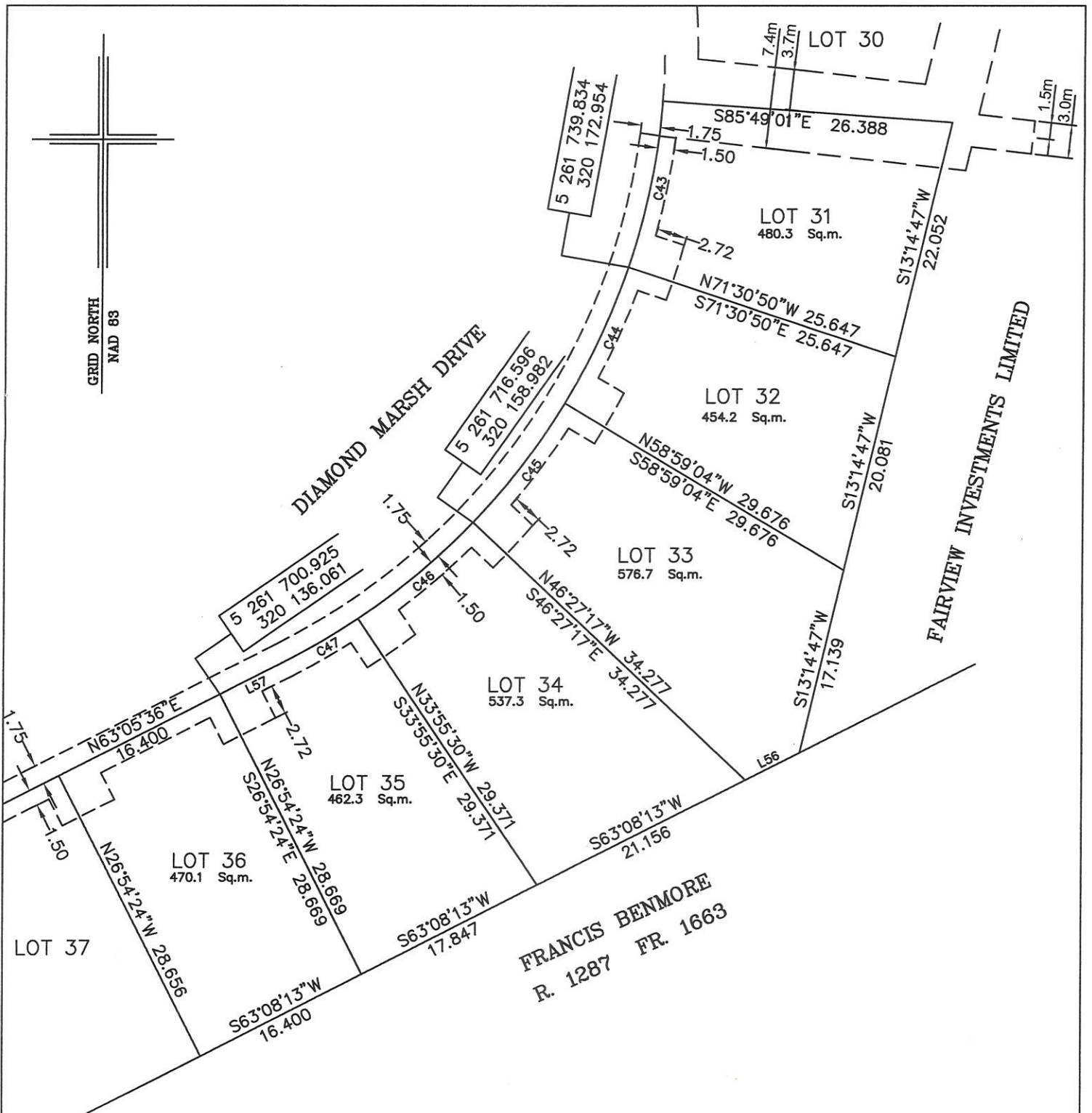
**THENCE** turning and running by land of Fairview Investments Limited South thirteen degrees fourteen minutes forty seven seconds West twenty two decimal zero five two metres;

**THENCE** turning and running by Lot No. 32 North seventy one degrees thirty minutes fifty seconds West twenty five decimal six four seven metres more or less to the point of beginning and containing in all an area of 480.3 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. 1-1101-31-905A\_REV\_A **AND ALSO** 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 & 1-1101-31-905A\_REV\_A

| NUM | BEARING     | DISTANCE |
|-----|-------------|----------|
| L56 | S63°08'13"W | 5.519    |
| L57 | N63°05'36"E | 6.622    |

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 |
|-----|--------|--------|-------------|----------|
| C43 | 15.602 | 62.500 | N11°20'04"E | 15.562   |
| C44 | 13.668 | 62.500 | N24°45'03"E | 13.641   |
| C45 | 13.668 | 62.500 | N37°16'51"E | 13.641   |
| C46 | 13.668 | 62.500 | N49°48'38"E | 13.641   |
| C47 | 7.655  | 62.500 | N59°35'04"E | 7.651    |

**PLOT PLAN**  
**LOT NOS. 31-36 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.



*William Doyle*