

DESCRIPTION
LOT NO. 32
DIAMOND MARSH DRIVE
DIAMOND MARSH SUBDIVISION – STAGE 2

ALL THAT piece or parcel of land situate and being on the Southeast 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 by Lot No. 31 South seventy one degrees thirty minutes fifty seconds East twenty five decimal six four seven metres;

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

THENCE turning and running by Lot No. 33 North fifty eight degrees fifty nine minutes zero four seconds West twenty nine decimal six seven six metres;

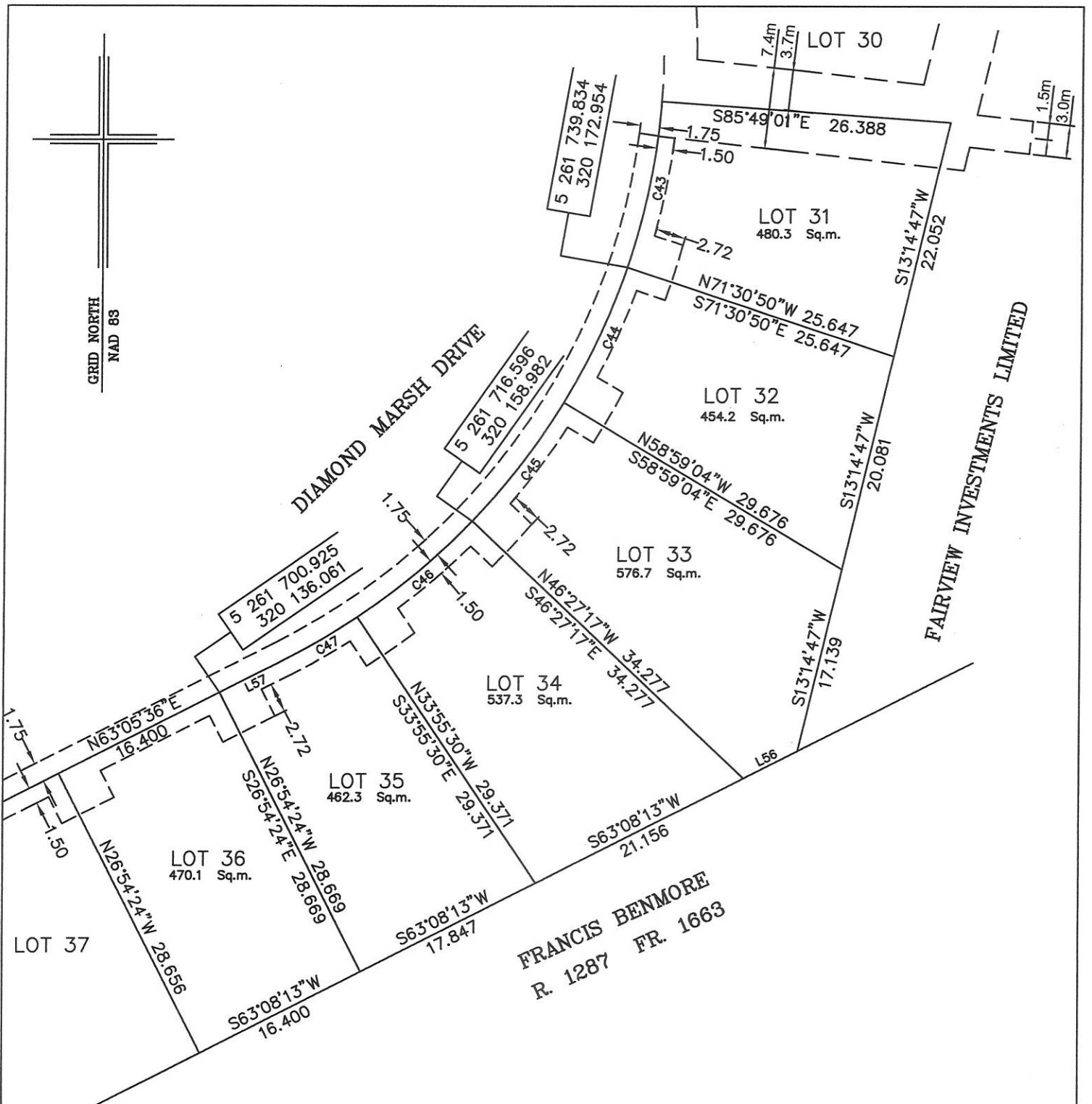
THENCE turning and running along the Southeastern limits of Diamond Marsh Drive along the arc of a curve having a chord bearing and distance of North twenty four degrees forty five minutes zero three seconds East thirteen decimal six four one metres and a radius of 62.500 metres more or less to the point of beginning and containing in all an area of 454.2 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 & 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

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|--------|--------------|-----------|--------|
| SCALE: | 1:500 | JOB NO. | 13-492 |
| DATE: | JANUARY 2017 | DRAWN BY: | W.M.D. |



William Doyle