

DESCRIPTION

LOT NO. 33

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 5,261,716.596 m and E 320,158.982 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 Southeastern limits of Diamond Marsh Drive along the arc of a curve having a chord bearing and distance of North thirty seven degrees sixteen minutes fifty one seconds East thirteen decimal six four one metres and a radius of 62.500 metres;

THENCE turning and running by Lot No. 32 South fifty eight degrees fifty nine minutes zero four seconds East twenty nine decimal six seven six metres;

THENCE turning and running by land of Fairview Investments Limited South thirteen degrees fourteen minutes forty seven seconds West seventeen decimal one three nine metres;

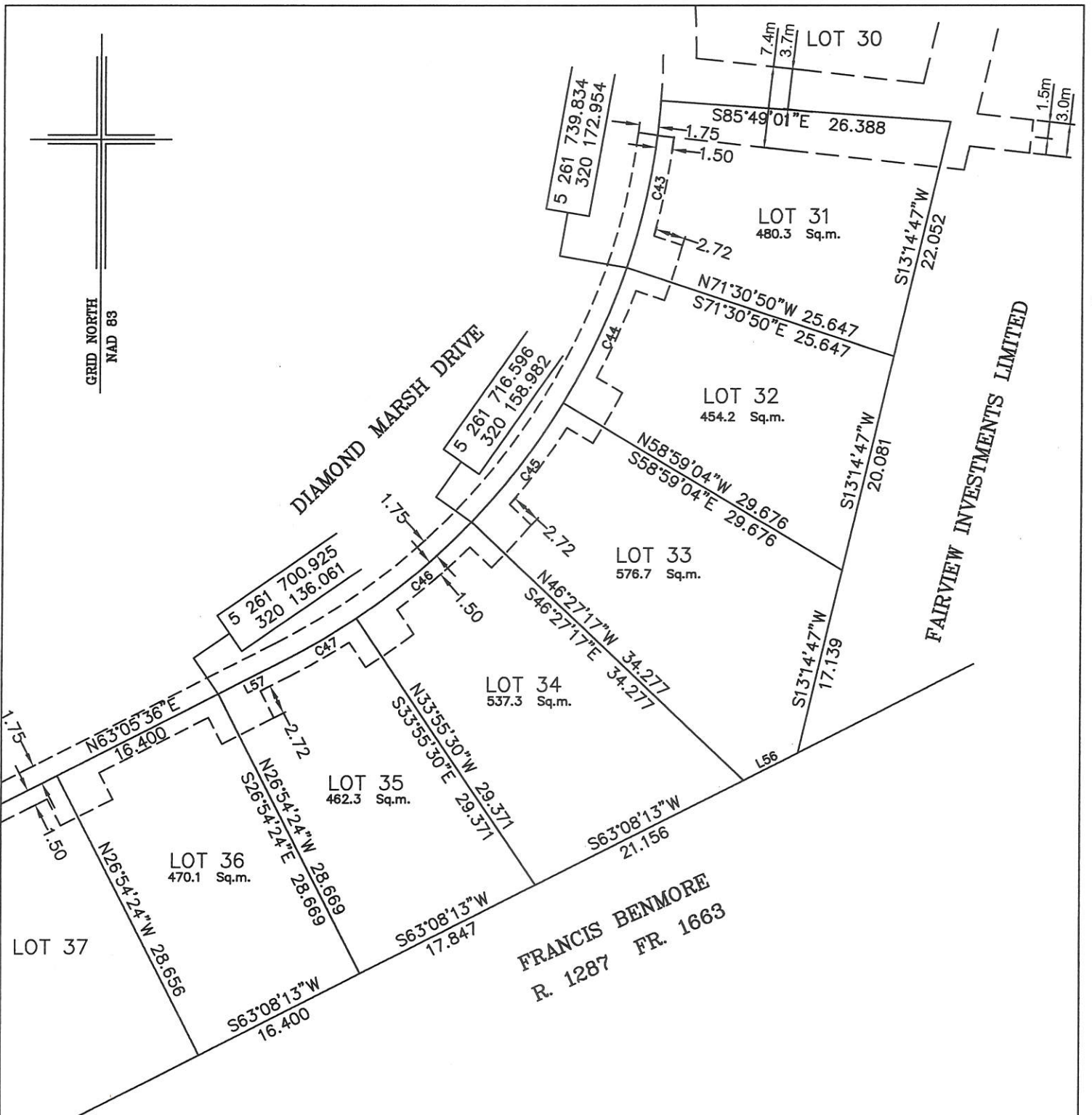
THENCE turning and running by land of Francis Benmore South sixty three degrees zero eight minutes thirteen seconds West five decimal five one nine metres;

THENCE turning and running by Lot No. 34 North forty six degrees twenty seven minutes seventeen seconds West thirty four decimal two seven seven metres more or less to the point of beginning and containing in all an area of 576.7 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 & 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

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DRAWN BY: W.M.D.