

**DESCRIPTION**  
**LOT NO. 35**  
**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 5,261,700.925 m and E 320,136.061 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 North sixty three degrees zero five minutes thirty six seconds East six decimal six two two metres;

**THENCE** along the arc of a curve having a chord bearing and distance of North fifty nine degrees thirty five minutes zero four seconds East seven decimal six five one metres and a radius of 62.500 metres;

**THENCE** turning and running by Lot No. 34 South thirty three degrees fifty five minutes thirty seconds East twenty nine decimal three seven one metres;

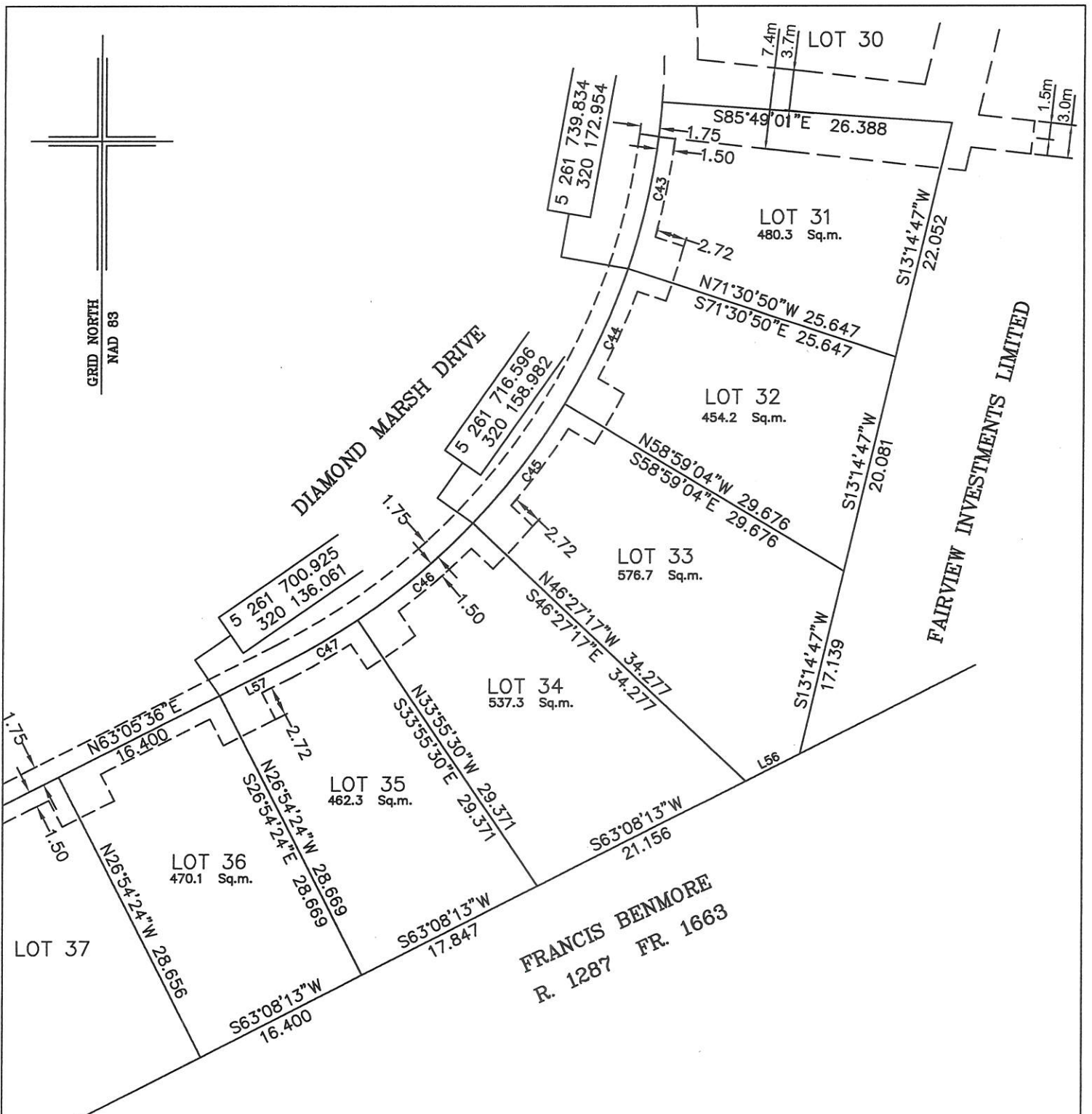
**THENCE** turning and running by land of Francis Benmore South sixty three degrees zero eight minutes thirteen seconds West seventeen decimal eight four seven metres;

**THENCE** turning and running by Lot No. 36 North twenty six degrees fifty four minutes twenty four seconds West twenty eight decimal six six nine metres more or less to the point of beginning and containing in all an area of 462.3 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. 1-1101-31-928A\_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.

