

DESCRIPTION

LOT NO. 37

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 5,261,687.903 m and E 320,108.803 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 sixty eight degrees twenty three minutes zero nine seconds East seven decimal eight four zero metres and a radius of 42.500 metres; **THENCE** North sixty three degrees zero five minutes thirty six seconds East five decimal nine nine seven metres;

THENCE turning and running by Lot No. 36 South twenty six degrees fifty four minutes twenty four seconds East twenty eight decimal six five six metres;

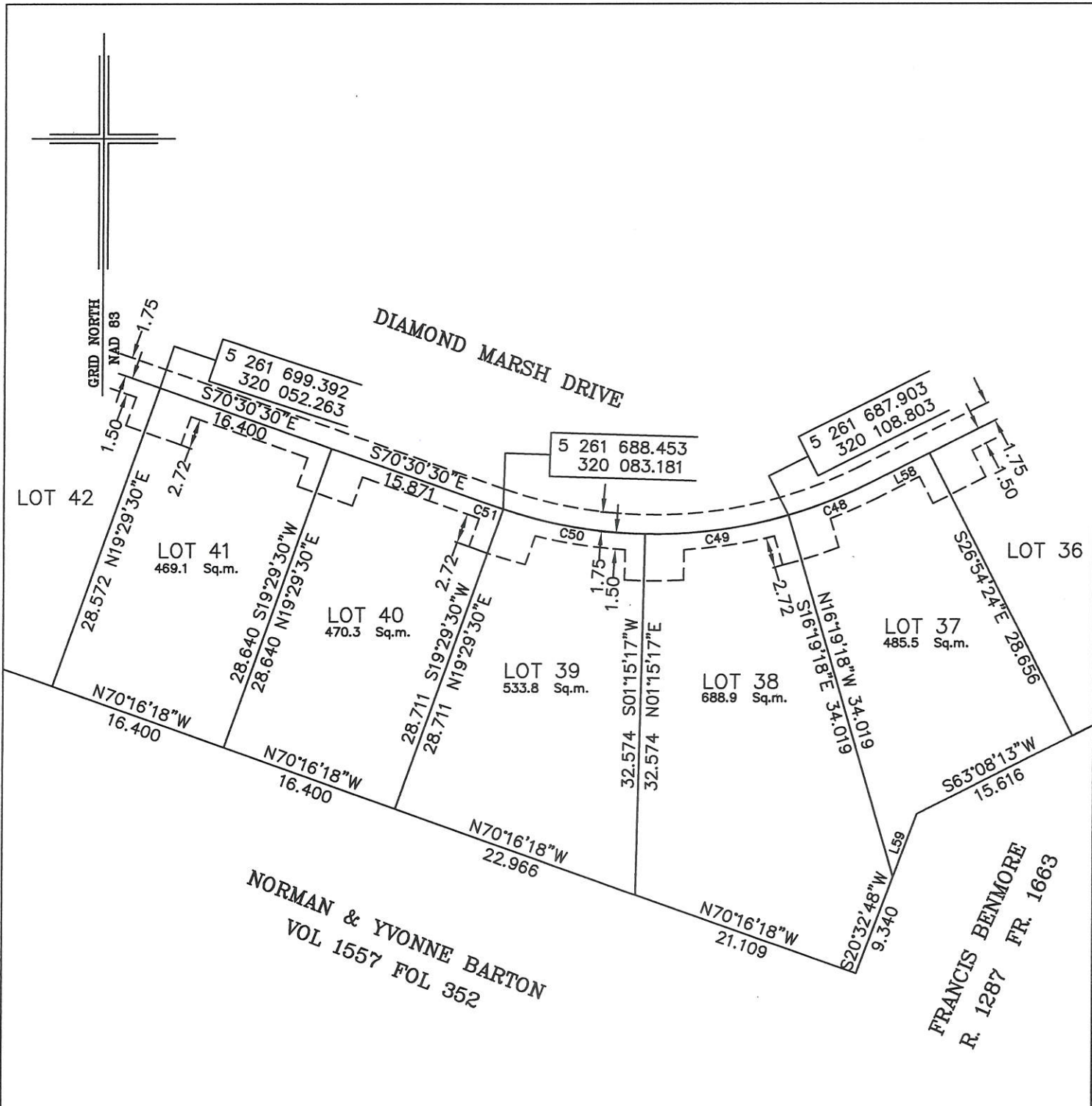
THENCE turning and running by land of Francis Benmore South sixty three degrees zero eight minutes thirteen seconds West fifteen decimal six one six metres; **THENCE** South twenty degrees thirty two minutes forty eight seconds West six decimal zero two three metres;

THENCE turning and running by Lot No. 38 North sixteen degrees nineteen minutes eighteen seconds West thirty four decimal zero one nine metres more or less to the point of beginning and containing in all an area of 485.5 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

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	BEARING	DISTANCE
L58	N63°05'36"E	5.997
L59	S20°32'48"W	6.023

NUM	ARC	RADIUS	BEARING	DISTANCE
C48	7.851	42.500	N68°23'09"E	7.840
C49	13.037	42.500	N82°27'59"E	12.986
C50	12.999	42.500	S79°59'00"E	12.949
C51	0.528	42.500	S70°51'53"E	0.528



PLOT PLAN
LOT NOS. 37-41 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