

DESCRIPTION

LOT NO. 40

DIAMOND MARSH DRIVE

DIAMOND MARSH SUBDIVISION – STAGE 2

ALL THAT piece or parcel of land situate and being on the Southwest 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 5,261,688.453 m and E 320,083.181 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. 39 South nineteen degrees twenty nine minutes thirty seconds West twenty eight decimal seven one one metres;

THENCE turning and running by land of Norman & Yvonne Barton North seventy degrees sixteen minutes eighteen seconds West sixteen decimal four zero zero metres;

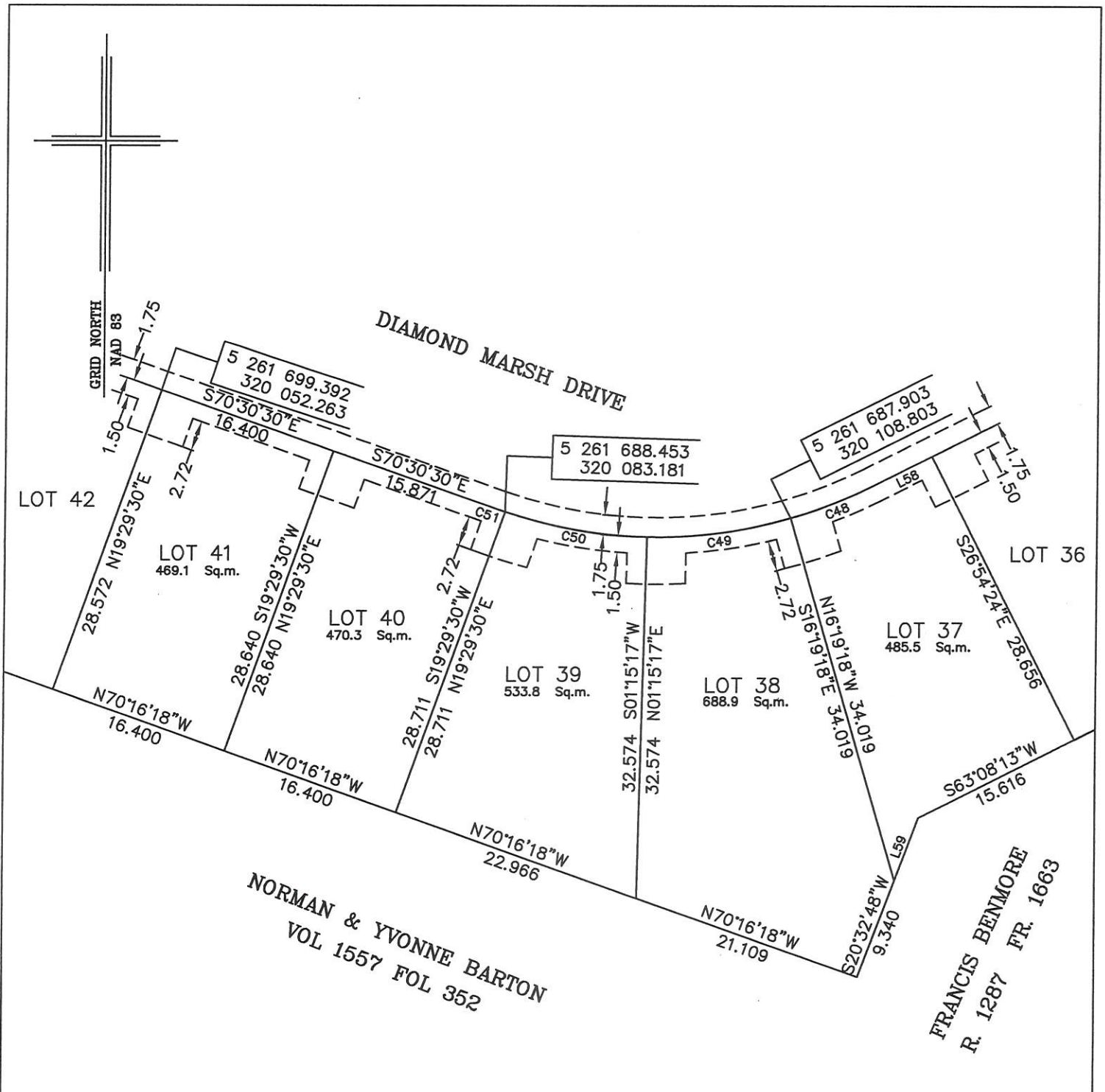
THENCE turning and running by Lot No. 41 North nineteen degrees twenty nine minutes thirty seconds East twenty eight decimal six four zero metres;

THENCE turning and running along the Southwestern limits of Diamond Marsh Drive South seventy degrees thirty minutes thirty seconds East fifteen decimal eight seven one metres; **THENCE** along the arc of a curve having a chord bearing and distance of South seventy degrees fifty one minutes fifty three seconds East zero decimal five two eight metres and a radius of 42.500 metres more or less to the point of beginning and containing in all an area of 470.3 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

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

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
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.	