

DESCRIPTION

LOT NO. 43

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 5,261,704.864 m and E 320,036.805 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. 42 South nineteen degrees twenty nine minutes thirty seconds West twenty eight decimal five zero five metres;

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

THENCE turning and running by Lot No. 44 North zero four degrees twenty six minutes thirty four seconds West thirty decimal zero six one metres;

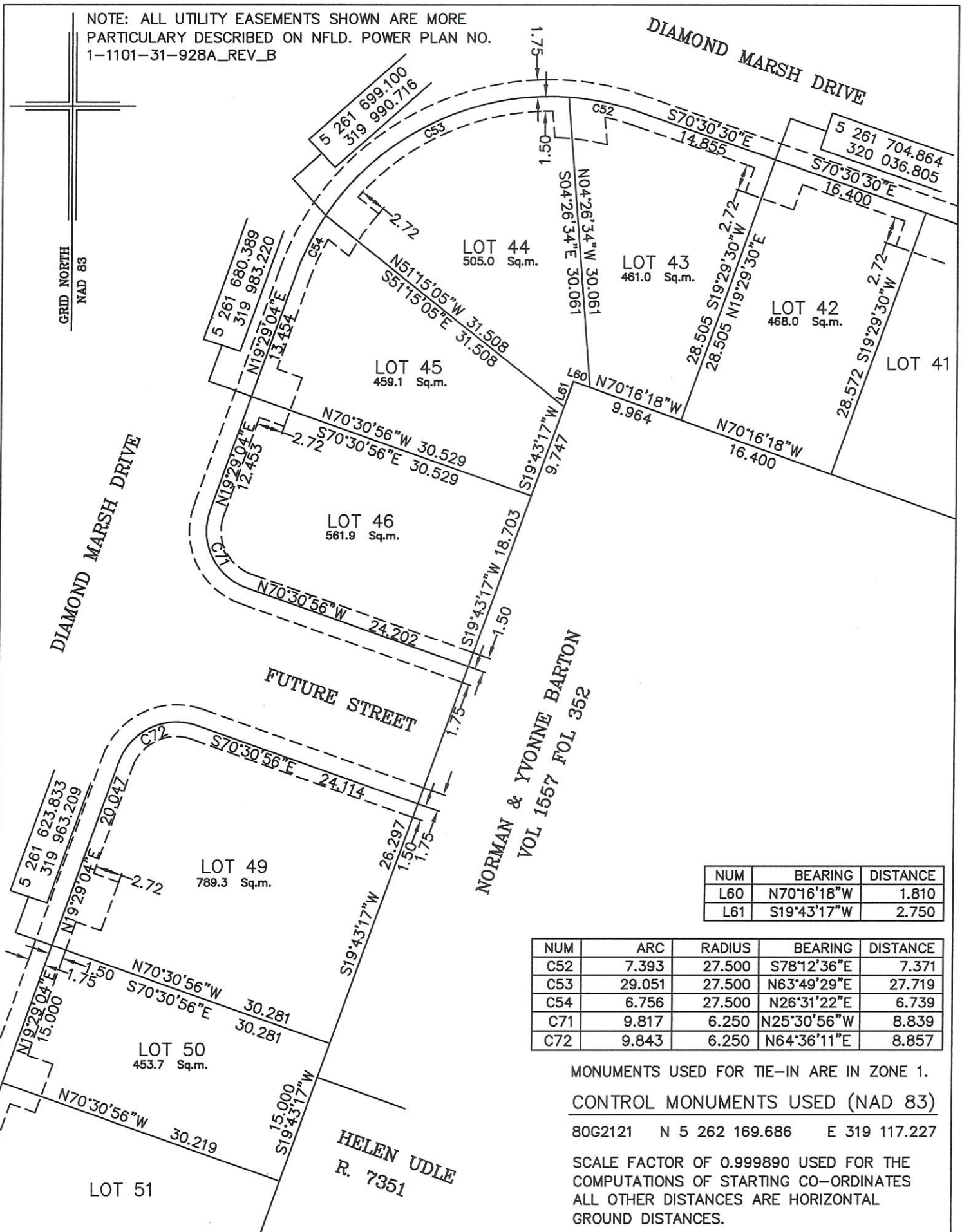
THENCE turning and running along the Southwestern limits of Diamond Marsh Drive along the arc of a curve having a chord bearing and distance of South seventy eight degrees twelve minutes thirty six seconds East seven decimal three seven one metres and a radius of 27.500 metres; **THENCE** South seventy degrees thirty minutes thirty seconds East fourteen decimal eight five five metres more or less to the point of beginning and containing in all an area of 461.0 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
L60	N70°16'18\"W	1.810
L61	S19°43'17\"W	2.750

NUM	ARC	RADIUS	BEARING	DISTANCE
C52	7.393	27.500	S78°12'36\"E	7.371
C53	29.051	27.500	N63°49'29\"E	27.719
C54	6.756	27.500	N26°31'22\"E	6.739
C71	9.817	6.250	N25°30'56\"W	8.839
C72	9.843	6.250	N64°36'11\"E	8.857

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.

PLOT PLAN
 LOT NOS. 42-46 & 49-50 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