

DESCRIPTION

LOT NO. 44

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 5,261,699.100 m and E 319,990.716 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 three degrees forty nine minutes twenty nine seconds East twenty seven decimal seven one nine metres and a radius of 27.500 metres;

THENCE turning and running by Lot No. 43 South zero four degrees twenty six minutes thirty four seconds East thirty decimal zero six one metres;

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

THENCE South nineteen degrees forty three minutes seventeen seconds West two decimal seven five zero metres;

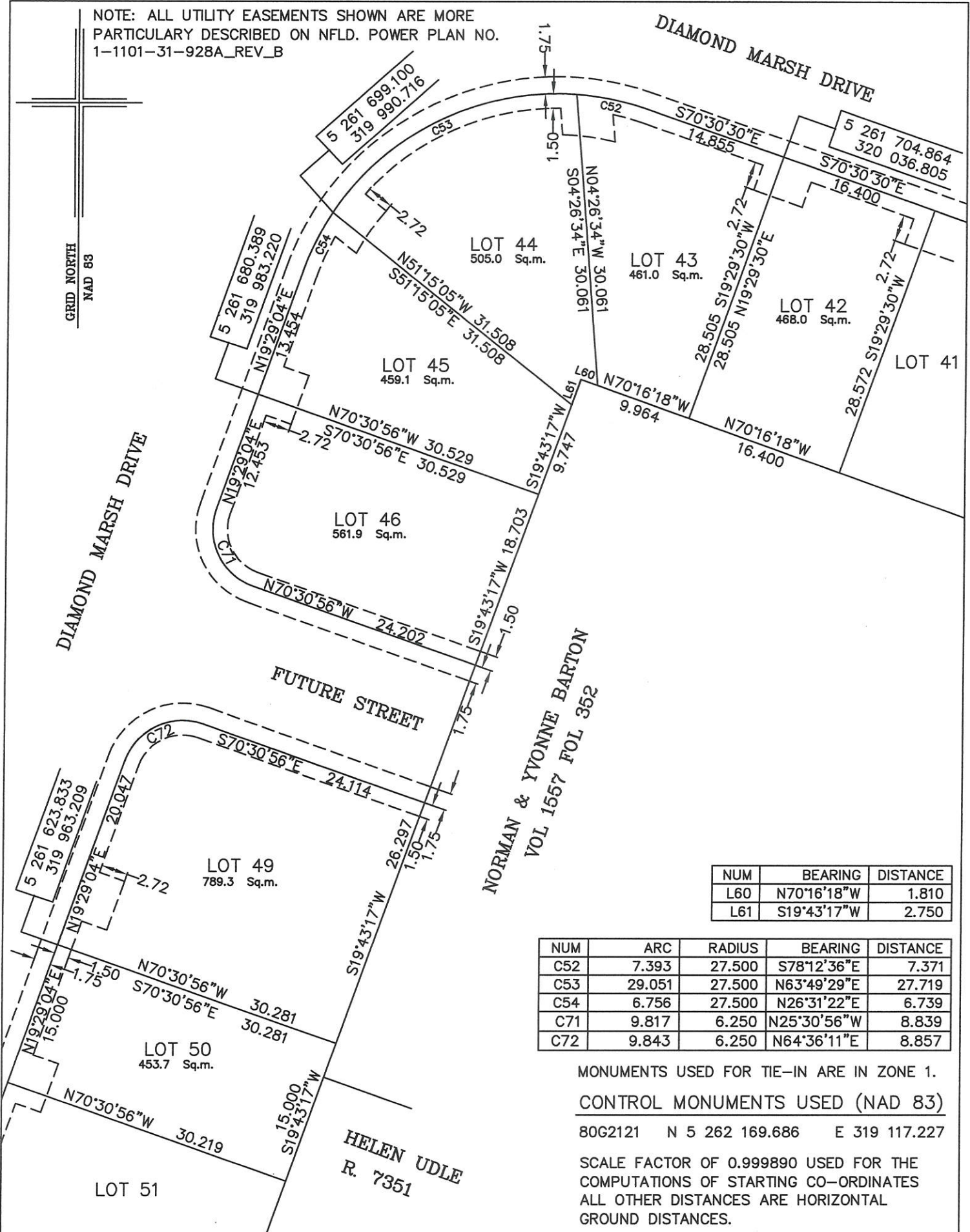
THENCE turning and running by Lot No. 45 North fifty one degrees fifteen minutes zero five seconds West thirty one decimal five zero eight metres more or less to the point of beginning and containing in all an area of 505.0 square metres as more particularly described on the plan hereto annexed. **RESERVING 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

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|--------|--------------|-----------|--------|
| SCALE: | 1:500 | JOB NO. | 13-492 |
| DATE: | JANUARY 2017 | DRAWN BY: | W.M.D. |