

DESCRIPTION

LOT NO. 46

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 5,261,680.389 m and E 319,983.220 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. 45 South seventy degrees thirty minutes fifty six seconds East thirty decimal five two nine metres;

THENCE turning and running by land of Norman & Yvonne Barton South nineteen degrees forty three minutes seventeen seconds West eighteen decimal seven zero three metres;

THENCE turning and running along the Northeastern limits of a Future Street North seventy degrees thirty minutes fifty six seconds West twenty four decimal two zero two metres; **THENCE** along the arc of a curve having a chord bearing and distance of North twenty five degrees thirty minutes fifty six seconds West eight decimal eight three nine metres and a radius of 6.250 metres;

THENCE turning and running along the Southeastern limits of Diamond Marsh Drive North nineteen degrees twenty nine minutes zero four seconds East twelve decimal four five three metres more or less to the point of beginning and containing in all an area of 561.9 square metres as more particularly described on the plan hereto annexed.

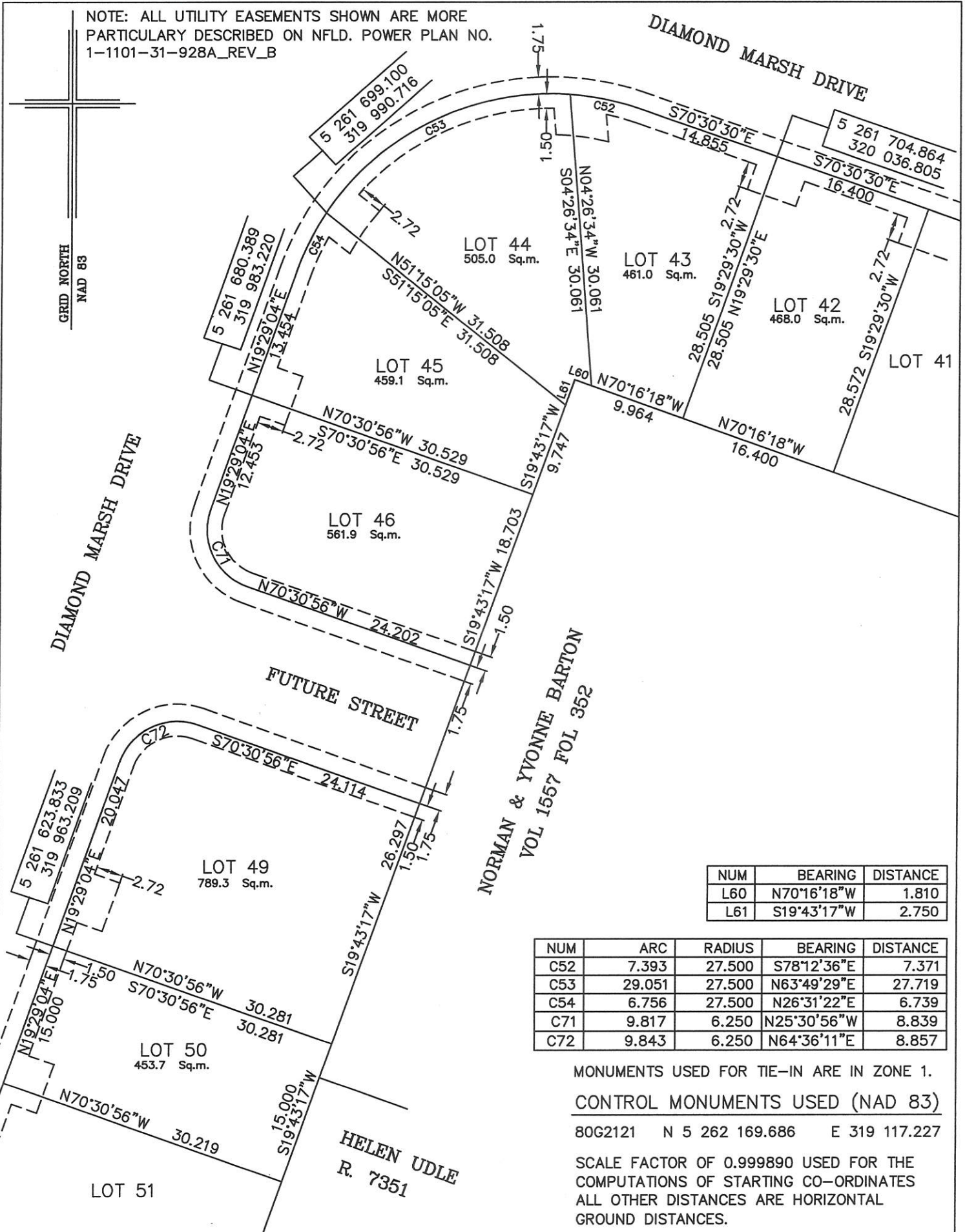
RESERVING NEVERTHELESS an easement for a powerline as shown on the said attached plan and being more particularly described on Nfld. Power Plan No. 1-1101-31-928A_REV_B.

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.

