

DESCRIPTION

LOT NO. 52

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 5,261,581.415 m and E 319,948.202 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 nineteen degrees thirty one minutes forty eight seconds East zero decimal zero nine one metres and a radius of 57.500 metres; **THENCE** North nineteen degrees twenty nine minutes zero four seconds East fourteen decimal nine zero eight metres;

THENCE turning and running by Lot No. 51 South seventy degrees thirty minutes fifty six seconds East thirty decimal one five seven metres;

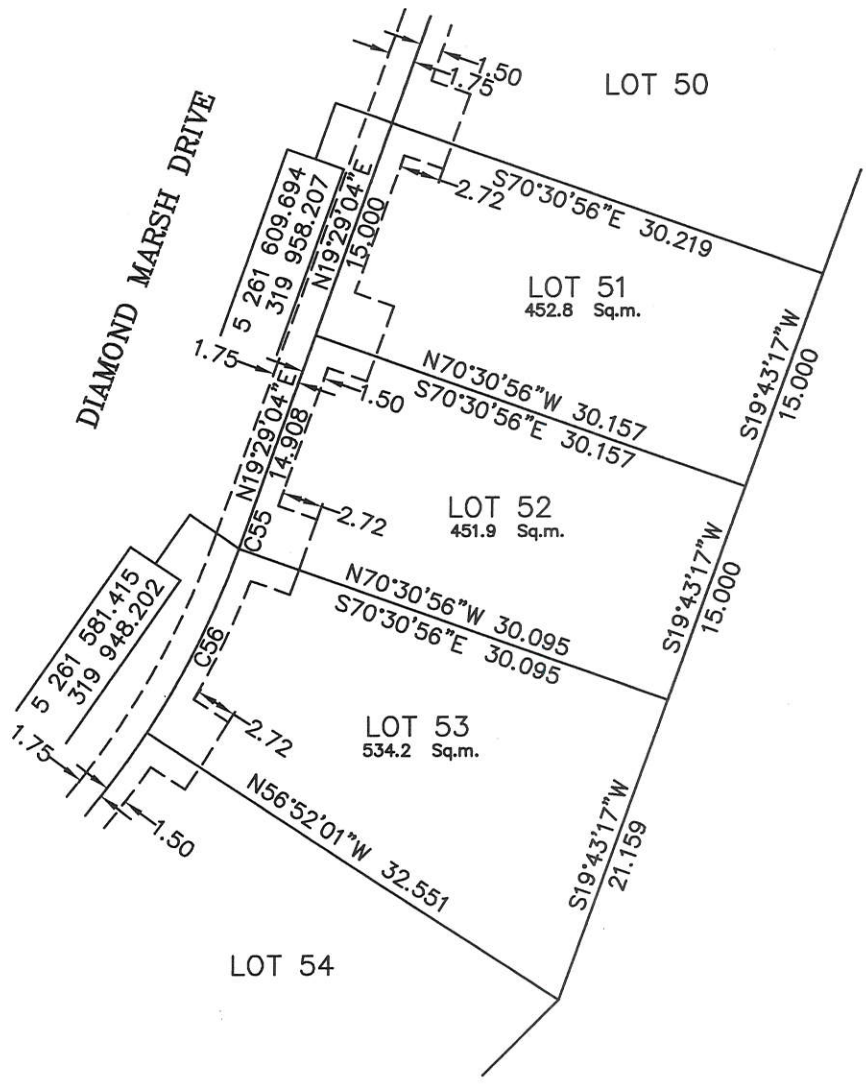
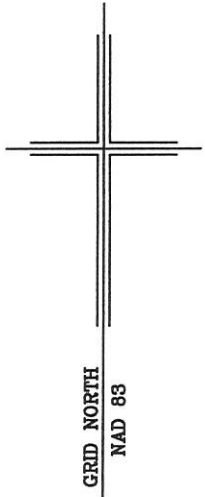
THENCE turning and running by land of Helen Udle South nineteen degrees forty three minutes seventeen seconds West fifteen decimal zero metres;

THENCE turning and running by Lot No. 53 North seventy degrees thirty minutes fifty six seconds West thirty decimal zero nine five metres more or less to the point of beginning and containing in all an area of 451.9 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



HELEN UDLE
R. 7351

NOTE: ALL UTILITY EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFD. 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 | ARC | RADIUS | BEARING | DISTANCE |
|-----|--------|--------|-------------|----------|
| C55 | 0.091 | 57.500 | N19°31'48"E | 0.091 |
| C56 | 13.607 | 57.500 | N26°21'18"E | 13.576 |



PLOT PLAN
LOT NOS. 51-53 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. |

William Doyle