

**DESCRIPTION**

**LOT NO. 53**

**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 by Lot No. 52 South seventy degrees thirty minutes fifty six seconds East thirty decimal zero nine five metres;

**THENCE** turning and running by land of Helen Udle South nineteen degrees forty three minutes seventeen seconds West twenty one decimal one five nine metres;

**THENCE** turning and running by Lot No. 54 North fifty six degrees fifty two minutes zero one seconds West thirty two decimal five five one metres;

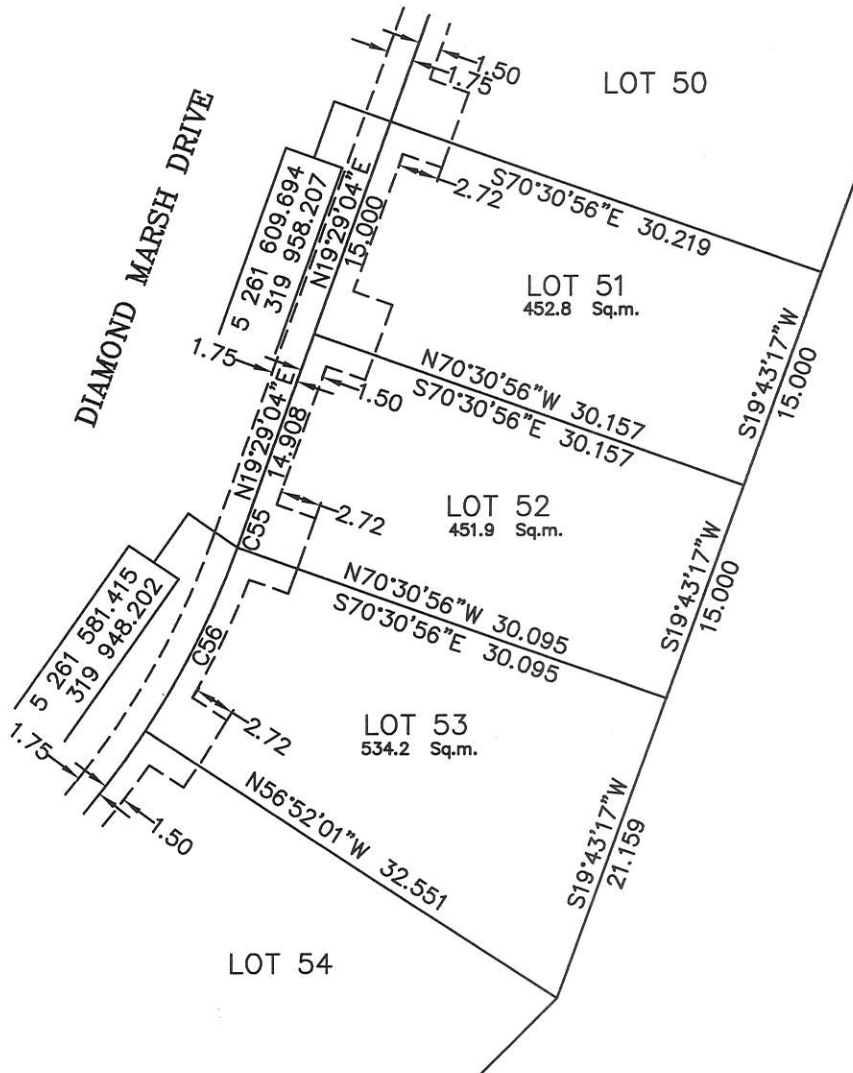
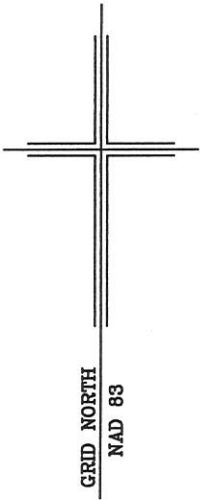
**THENCE** turning and running along the Southeastern limits of Diamond Marsh Drive along the arc of a curve having a chord bearing and distance of North twenty six degrees twenty one minutes eighteen seconds East thirteen decimal five seven six metres and a radius of 57.500 metres more or less to the point of beginning and containing in all an area of 534.2 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



*William Doyle*

<b>PLOT PLAN</b> <b>LOT NOS. 51-53 DIAMOND MARSH DRIVE</b> <b>DIAMOND MARSH SUBDIVISION - STAGE 2</b> <b>St. JOHN'S, NL.</b>	
<b>WILLIAM DOYLE &amp; ASSOCIATES LTD.</b> Newfoundland Land Surveyors	
SCALE: 1:500	JOB NO. 13-492
DATE: JANUARY 2017	DRAWN BY: W.M.D.