

**DESCRIPTION**

**LOT NO. 54**

**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 5,261,558.836 m and E 319,933.461 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 thirty nine degrees fifty five minutes zero four seconds East thirteen decimal five eight three metres and a radius of 57.500 metres;

**THENCE** turning and running by Lot No. 53 South fifty six degrees fifty two minutes zero one seconds East thirty two decimal five five one metres;

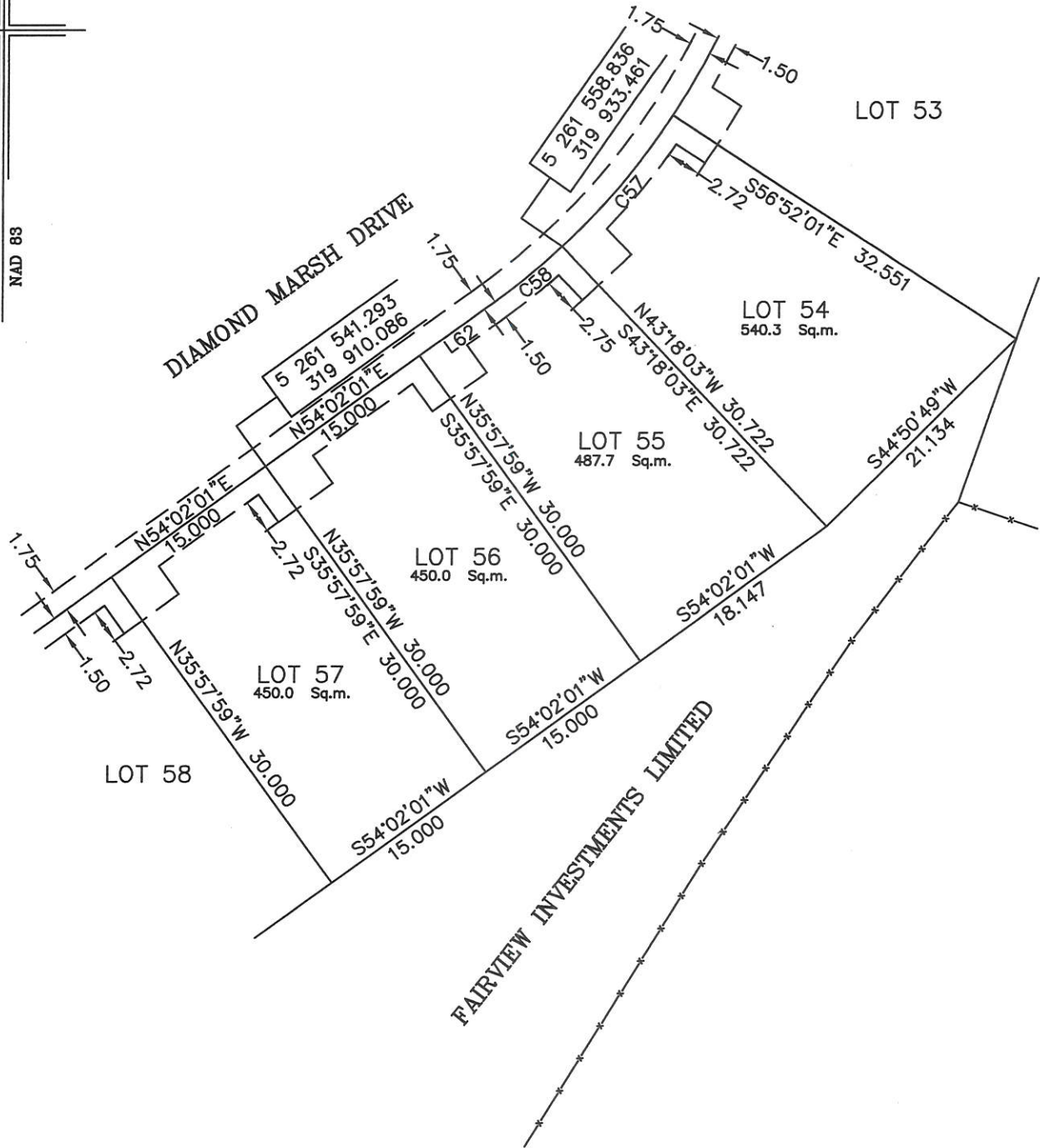
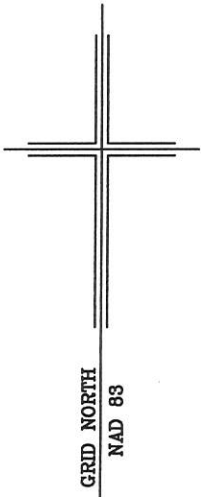
**THENCE** turning and running by land of Fairview Investments Limited South forty four degrees fifty minutes forty nine seconds West twenty one decimal one three four metres;

**THENCE** turning and running by Lot No. 55 North forty three degrees eighteen minutes zero three seconds West thirty decimal seven two two metres more or less to the point of beginning and containing in all an area of 540.3 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
L62	N54°02'01"E	6.886

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
C57	13.615	57.500	N39°55'04"E	13.583
C58	7.359	57.500	N50°22'02"E	7.354



*William Doyle*

**PLOT PLAN**  
**LOT NOS. 54-57 DIAMOND MARSH DRIVE**  
**DIAMOND MARSH SUBDIVISION - STAGE 2**  
**St. JOHN'S, NL.**

**WILLIAM DOYLE & ASSOCIATES LTD.**  
 Newfoundland Land Surveyors

SCALE: 1:500  
 DATE: JANUARY 2017

JOB NO. 13-492  
 DRAWN BY: W.M.D.