

**DESCRIPTION**

**LOT NO. 61**

**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 5,261,506.059 m and E 319,861.530 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. 60 South thirty five degrees fifty seven minutes fifty nine seconds East thirty decimal zero metres;

**THENCE** turning and running by land of Fairview Investments Limited South fifty four degrees zero two minutes zero one seconds West fifteen decimal three two four metres;

**THENCE** turning and running by land of Now or Formerly Roland Ingerman North thirty five degrees twelve minutes twenty seven seconds West twenty seven decimal nine four one metres;

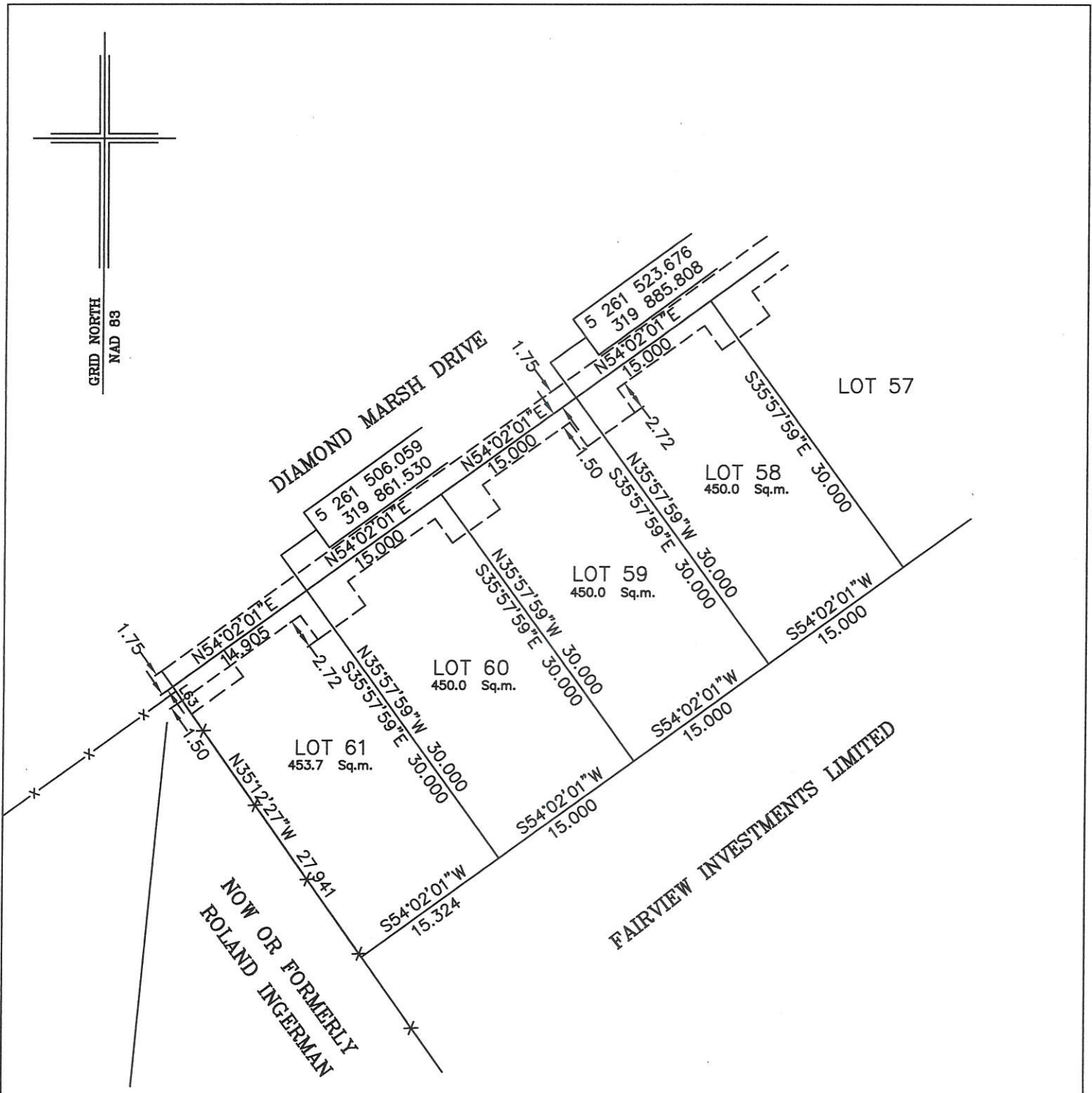
**THENCE** turning and running along the Southeastern limits of Diamond Marsh Drive North fifty four degrees zero two minutes zero one seconds East fourteen decimal nine zero five metres more or less to the point of beginning and containing in all an area of 453.7 square metres as more particularly described 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

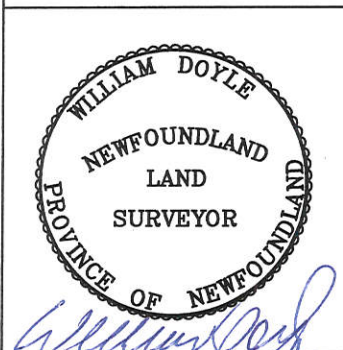
MONUMENTS USED FOR TIE-IN ARE IN ZONE 1.

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	BEARING	DISTANCE
L63	N34°36'59"W	2.062



<b>PLOT PLAN</b> LOT NOS. 58-61 DIAMOND MARSH DRIVE DIAMOND MARSH SUBDIVISION - STAGE 2 St. JOHN'S, NL.			
<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.