

**DESCRIPTION**

**LOT NO. 253**

**SOUTHLANDS DEVELOPMENT – AREA 3-4 (STAGE 5)**

**ALL THAT** piece or parcel of land situate and being on the Southwest side of Street 4-2, 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 5,261,476.594 m and E 318,091.799 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. 252 South eleven degrees forty nine minutes forty seconds West thirty decimal one nine zero metres;

**THENCE** turning and running by Southlands Development Area 3&4 Stage 2 North seventy nine degrees forty eight minutes forty two seconds West eleven decimal five four one metres;

**THENCE** by Lot No. 255 North sixty four degrees fifty nine minutes twenty four seconds West ten decimal nine nine zero metres;

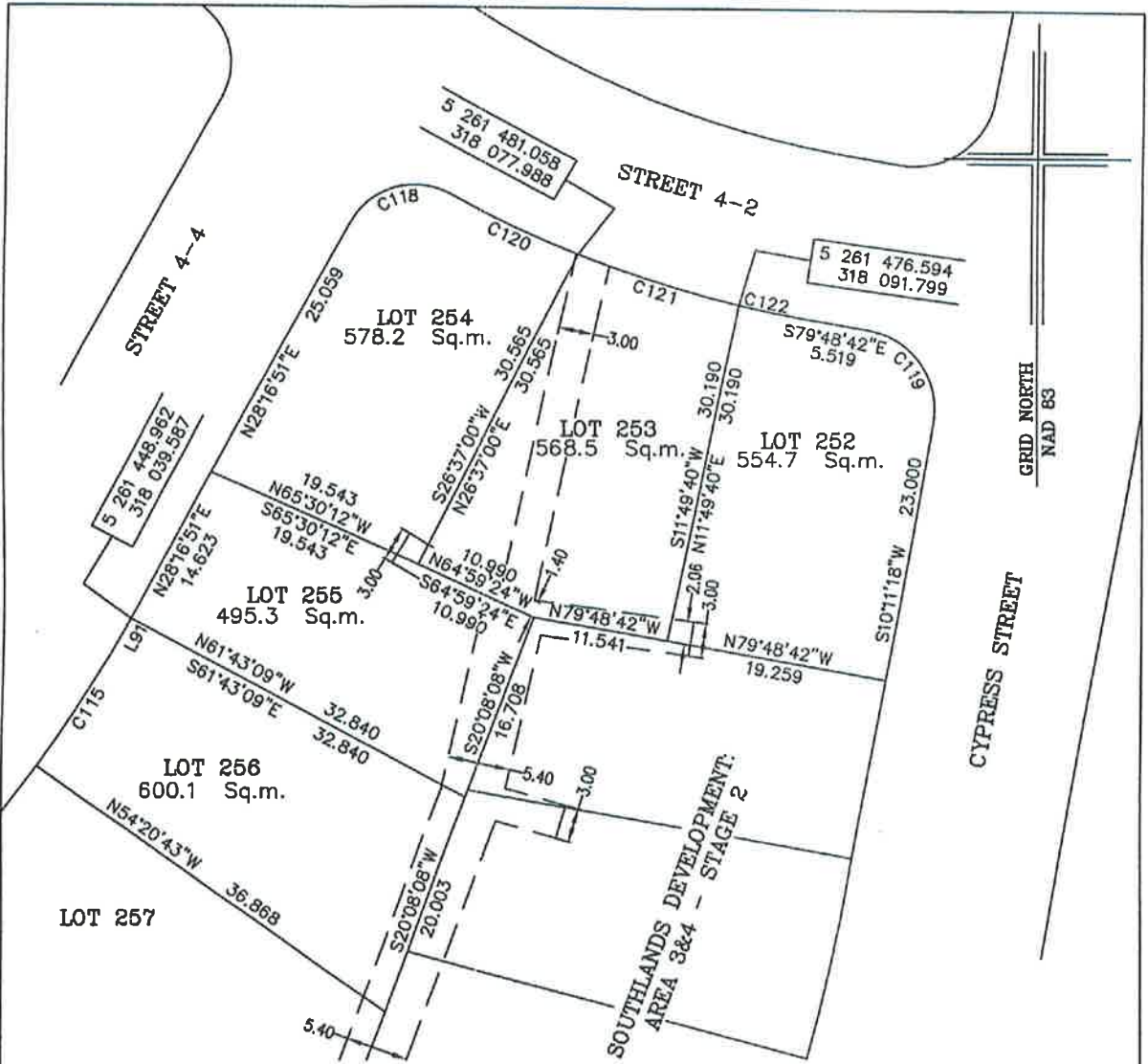
**THENCE** turning and running by Lot No. 254 North twenty six degrees thirty seven minutes zero seconds East thirty decimal five six five metres;

**THENCE** turning and running along the Southwestern Limits of Street 4-2 along the arc of a curve having a chord bearing and distance of South seventy two degrees zero five minutes fifteen seconds East fourteen decimal five one six metres and a radius of 97.500 metres more or less to the point of beginning and containing in all an area of 568.5 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. 1-1101-31-879A & 1-1101-31-911A\_REV\_b.

**ALL** bearings are referred to Grid North.

Job No. 13-201

Date: June, 2013



LINE TABLE		
No.	Bearing	Distance
L91	N28°16'51"E	1.273

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 0.999878 USED FOR THE  
 COMPUTATIONS OF STARTING CO-ORDINATES  
 ALL OTHER DISTANCES ARE HORIZONTAL  
 GROUND DISTANCES.

CURVE TABLE

No.	Arc	Radius	Chord Bearing	Chord Distance
C115	13.835	107.500	N31°58'04"E	13.825
C118	9.938	6.250	N73°50'03"E	8.924
C119	10.996	7.000	S34°48'42"E	9.899
C120	12.262	97.500	S64°12'56"E	12.254
C121	14.529	97.500	S72°05'15"E	14.516
C122	5.880	97.500	S78°05'03"E	5.879

NOTE: ALL POWERLINE EASEMENTS SHOWN ARE MORE PARTICULARLY DESCRIBED ON NFLD. POWER PLAN NO. 1-1101-31-879A & 1-1101-31-911A\_REV\_b



**PLOT PLAN**  
 LOT NOS. 252-254 STREET 4-2 & 255-256 STREET 4-4  
 SOUTHLANDS SUBDIVISION - AREA 3&4 STAGE 5  
 ST. JOHN'S, NL

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

SCALE:	1:500	JOB NO.	13 - 201
DATE:	JUNE, 2013	DRAWN BY:	W.M.D.