



Government of Newfoundland and Labrador
Department of Fisheries and Land
Agriculture and Lands Branch

**Public Draw for Crown Land
Recreational Cottage Lots
Placentia Junction Cottage Area**

2018

**Legal Land Survey Plot Plans
Lots 51 & 52**

SCHEDULE "A"
LOT 51 (CONTRACT NO. 003-14-E)

All that piece or parcel of land situate and being at Rhodies Pond, Placentia Junction, in the Electoral District of Placentia-St. Mary's, Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

Beginning at a survey marker located on the northerly limit of the Former C.N.R. Railway Track, thirty decimal four eight (30.48) metres wide, and marking a southeasterly corner of Crown Land occupied by Harold Andrews and having coordinates of north 5248209.415 metres and east 253301.108 metres;

Thence running by Crown Land occupied by Harold Andrews north thirty-two degrees fifty-eight minutes thirty seconds west ($N32^{\circ}58'30''W$) eighty-six decimal seven nine four (86.794) metres, to a survey marker;

Thence running by Crown Land north fifty-eight degrees forty-two minutes two seconds east ($N58^{\circ}42'02''E$) forty-six decimal seven one zero (46.710) metres, to a found survey marker;

Thence running by a Crown Grant issued to Terrence Philpott or assigns, as registered in Volume 311, Folio 73, in the Registry of Crown Grants for Newfoundland south thirty-two degrees twenty minutes six seconds east ($S32^{\circ}20'06''E$) eighty-six decimal two eight eight (86.288) metres, to a found survey marker;

Thence running along the said northerly limit of the Former C.N.R. Railway Track, thirty decimal four eight (30.48) metres wide, south fifty-eight degrees five minutes forty-three seconds west ($S58^{\circ}05'43''W$) forty-five decimal seven three four (45.734) metres, more or less, to the point of beginning.

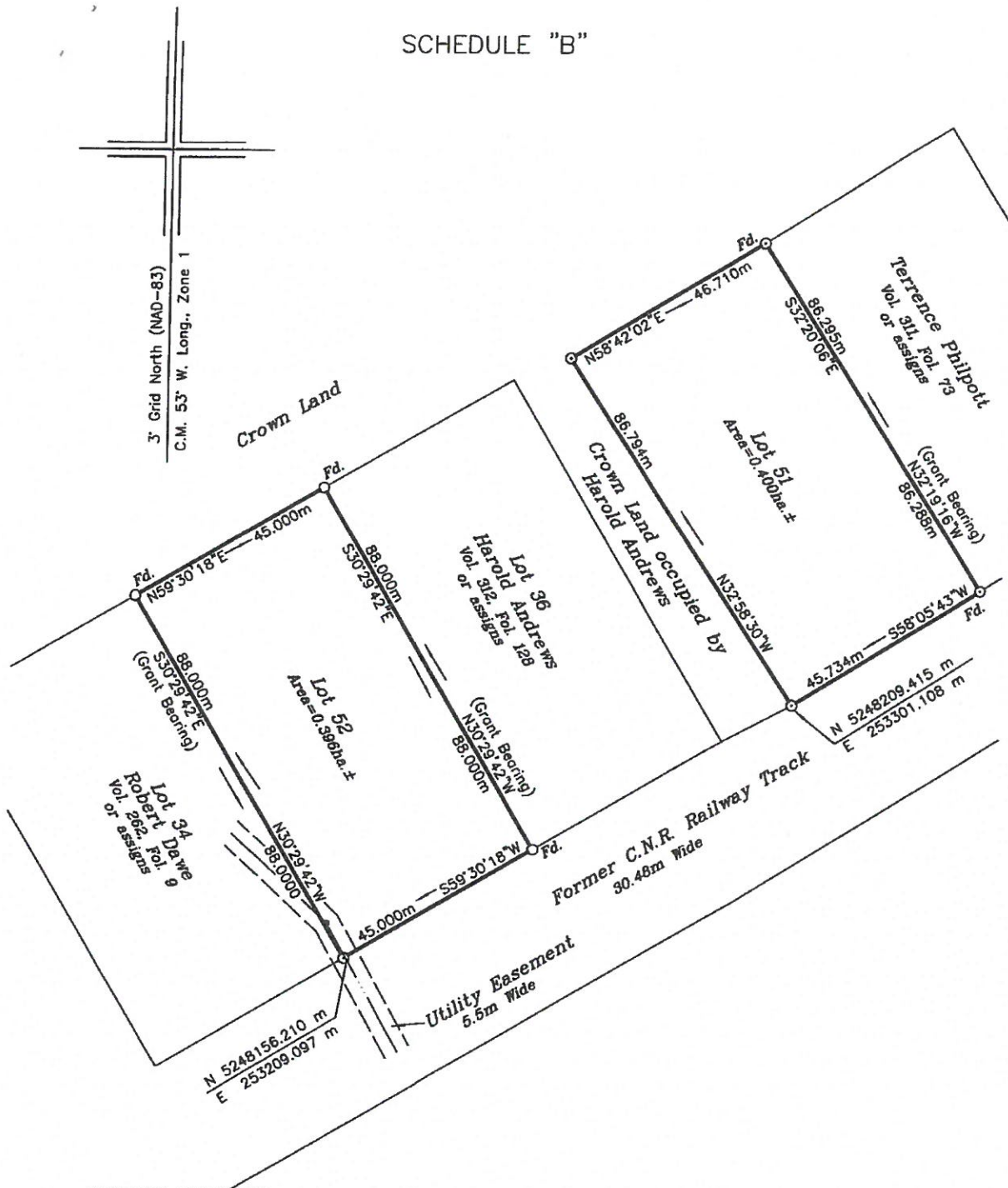
Containing an area of zero decimal four zero zero (0.400) hectares, more or less, and being more particularly shown as Lot 51 on the diagram annexed hereto;

All bearings being referred to the meridian of fifty-three (53°) degrees west longitude of the Modified Three Degree Transverse Mercator Projection, Zone 1, NAD 83, and all distances shown being grid distances.

September 16, 2014.



SCHEDULE "B"



REFERENCE MONUMENTS:

Mon. No. 98G9201	Mon. No. 98G9202
N 5246709.954 m	N 5247309.352 m
E 251168.044 m	E 251733.307 m
SF=0.999915	SF=0.999913

LEGEND:

- - Iron Bar
- ⊙ - Capped Iron Bar
- Fd. - Found
- - Pole

NOTE: ALL DISTANCES ARE GRID DISTANCES.

DATE: SEPTEMBER 16, 2014



SCALE : 1 : 1000

SCHEDULE "A"
LOT 52 (CONTRACT NO. 003-14-E)

All that piece or parcel of land situate and being at Rhodies Pond, Placentia Junction, in the Electoral District of Placentia-St. Mary's, Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

Beginning at a survey marker located on the northerly limit of the Former C.N.R. Railway Track, thirty decimal four eight (30.48) metres wide, and marking a southeasterly corner of Lot 34 a Crown Grant issued to Robert Dawe or assigns as registered in Volume 262, Folio 9, in the Registry of Crown Grants for Newfoundland and having coordinates of north 5248156.210 metres and east 253209.097 metres;

Thence running by the said Lot 34 a Crown Grant issued to Robert Dawe or assigns as registered in Volume 262, Folio 9, in the Registry of Crown Grants for Newfoundland north thirty degrees twenty-nine minutes forty-two seconds west (N30°29'42"W) eighty-eight decimal zero zero zero (88.000) metres, to a found iron bar;

Thence running by Crown Land north fifty-nine degrees thirty minutes eighteen seconds east (N59°30'18"E) forty-five decimal zero zero zero (45.000) metres, to a found iron bar;

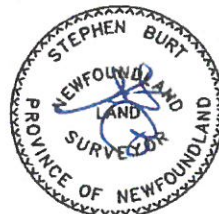
Thence running by Lot 36 a Crown Grant issued to Harold Andrews or assigns, as registered in Volume 312, Folio 128, in the Registry of Crown Grants for Newfoundland south thirty degrees twenty-nine minutes forty-two seconds east (S30°29'42"E) eighty-eight decimal zero zero zero (88.000) metres, to a found iron bar;

Thence running along the said northerly limit of the Former C.N.R. Railway Track, thirty decimal four eight (30.48) metres wide, south fifty-nine degrees thirty minutes eighteen seconds west (S59°30'18"W) forty-five decimal zero zero zero (45.000) metres, more or less, to the point of beginning.

The above described Lot 52 being subject to a Utility Easement, five decimal five (5.5) metres wide, which extends across the southwesterly corner of the said property.

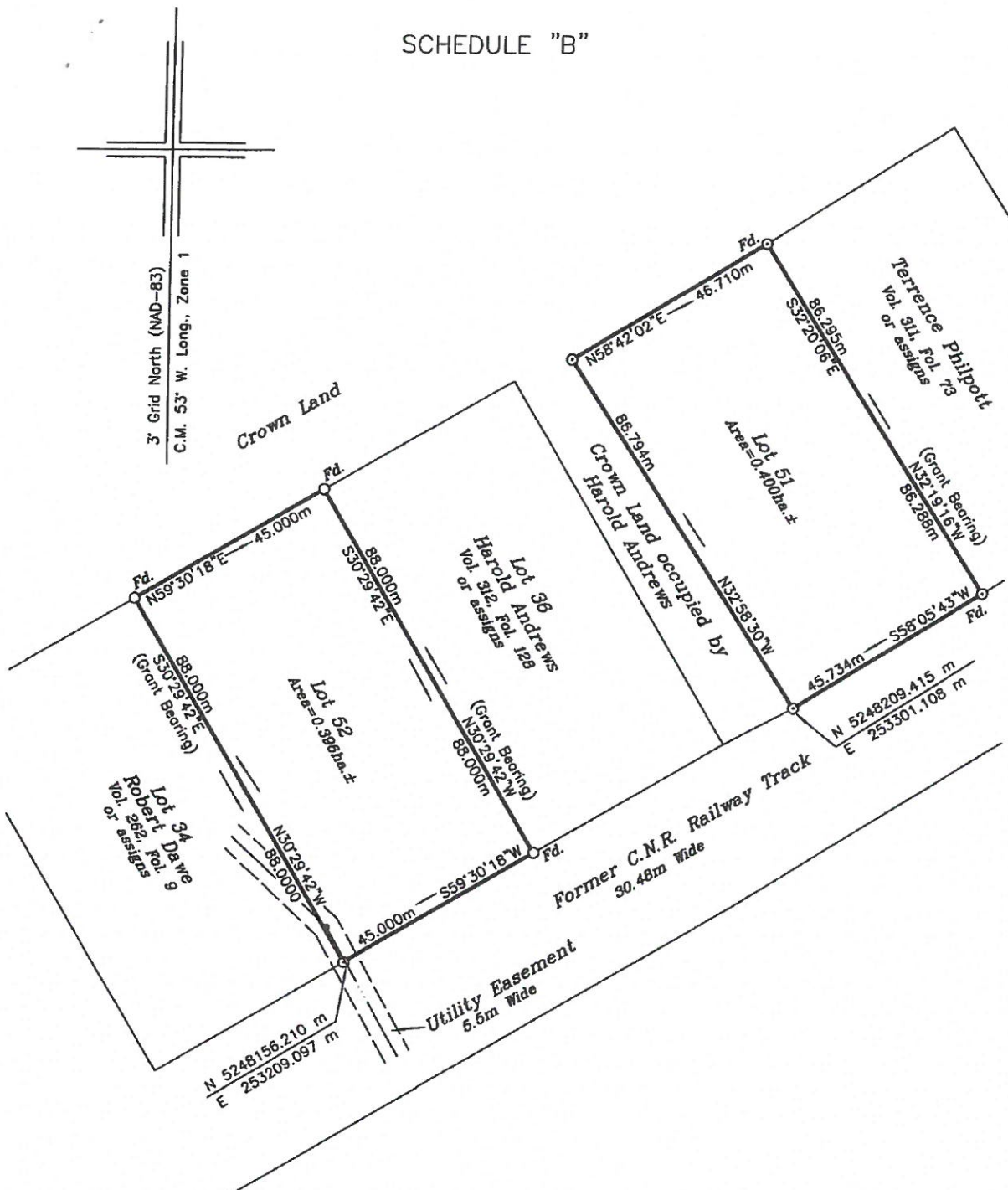
Containing an area of zero decimal three nine six (0.396) hectares, more or less, and being more particularly shown as Lot 52 on the diagram annexed hereto;

All bearings being referred to the meridian of fifty-three (53°) degrees west longitude of the Modified Three Degree Transverse Mercator Projection, Zone 1, NAD 83, and all distances shown being grid distances.



September 16, 2014.

SCHEDULE "B"



REFERENCE MONUMENTS:

Mon. No. 98G9201	Mon. No. 98G9202
N 5246709.954 m	N 5247309.352 m
E 251168.044 m	E 251733.307 m
SF=0.999915	SF=0.999913

LEGEND:

- - Iron Bar
- ⊙ - Capped Iron Bar
- Fd. - Found
- - Pole

NOTE: ALL DISTANCES ARE GRID DISTANCES.

DATE: SEPTEMBER 16, 2014



SCALE : 1 : 1000