



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

**Public Draw for Crown Land  
Recreational Cottage Lots  
Salmonier Cottage Area**

**2018**

**Legal Land Survey Plot Plans  
Lots 8 & 13**

**SCHEDULE "A"**  
**LOT 8**

All that piece or parcel of land situate and being on the east side of a Road Reserve (15 metres wide), in the electoral district of Placentia & St. Mary's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows, that is to say:

Beginning at a point in the said eastern limit of a Road Reserve (15 metres wide), said point having co-ordinates of N 5 233 233.218 metres and E 280 764.812 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada,

Thence running by Lot 9 north eighty-eight degrees fifty-nine minutes forty-four seconds east (N88°59'44"E) eighty-six decimal five nine four (86.594) metres,

Thence running by Crown Land zero one degrees zero zero minutes fifty-four seconds east (S01°00'54"E) forty-four decimal five three seven (44.537) metres,

And thence south eighty-nine degrees zero zero minutes twenty-seven seconds west (S89°00'27"W) ninety-two decimal eight nine one (92.891) metres,

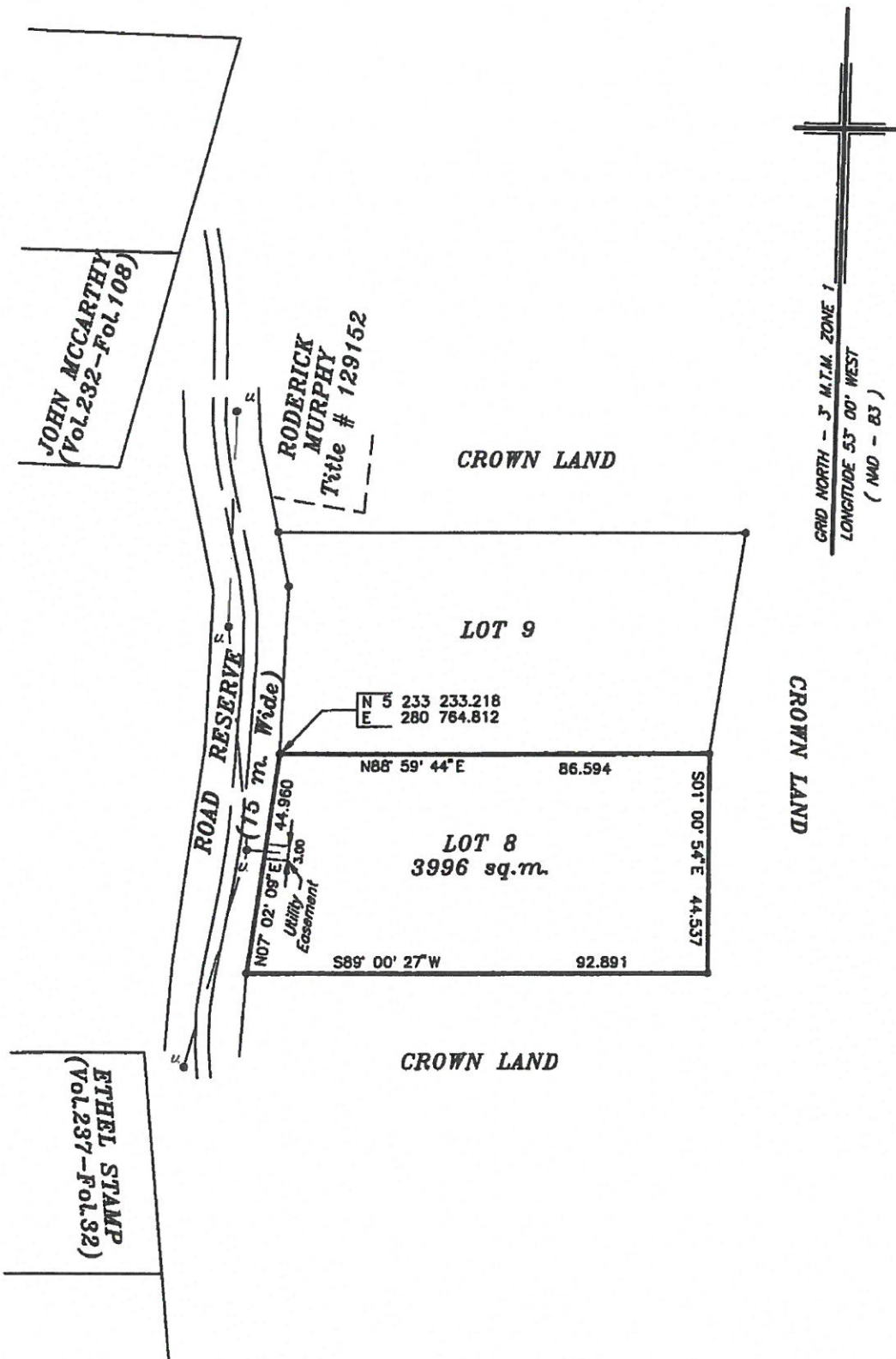
Thence running along the aforesaid eastern limit of a Road Reserve (15 metres wide), north zero seven degrees zero two minutes zero nine seconds east (N07°02'09"E) forty-four decimal nine six zero (44.960) metres, more or less, to the point of beginning.

Containing, in all, an area of three thousand nine hundred ninety-six (3996) Square Metres, more or less;

The above described piece or parcel of land being subject to a utility easement, three decimal zero zero metres wide, extending unto the said land.

All bearings being referred to the meridian of fifty-three degrees west longitude of the Three Degree Transverse Mercator Projection (NAD 83).

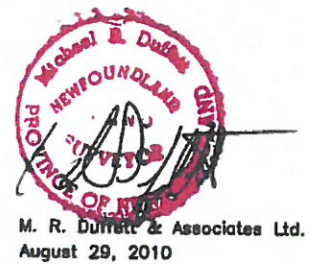




Lot 8  
Central Avalon Cottage Infill

○ - Capped Iron Bar  
● - Found Iron Bar  
All Lines Cut or Open  
Linear Measurement Horizontal Ground Distances  
Coordinates by GPS from Reference Monument  
91007 - N 5 234 238.525, E 281 806.490  
Scale Factor at Starting Point - 0.999884

SCALE = 1 : 1000



**SCHEDULE "A"**  
**LOT 13**

All that piece or parcel of land situate and being on the south side of a Road Reserve (20 metres wide), in the electoral district of Placentia & St. Mary's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows, that is to say:

Beginning at a point in the said southern limit of a Road Reserve (20 metres wide), said point having co-ordinates of N 5 233 412.543 metres and E 280 099.919 metres of the Modified Three Degree Transverse Mercator Projection (NAD83) for the Province of Newfoundland & Labrador, Canada,

Thence running by Lot 12 south twenty-five degrees fifty-five minutes forty-five seconds east (S25°55'45"E) ninety-seven decimal zero two five (97.025) metres,

Thence running by Crown Land south eighty-nine degrees zero seven minutes zero seven seconds west (S89°07'07"W) sixty-four decimal two three eight (64.238) metres,

Thence running by Lot 14 north ten degrees nineteen minutes forty seconds west (N10°19'40"W) one hundred three decimal zero two seven (103.027) metres,

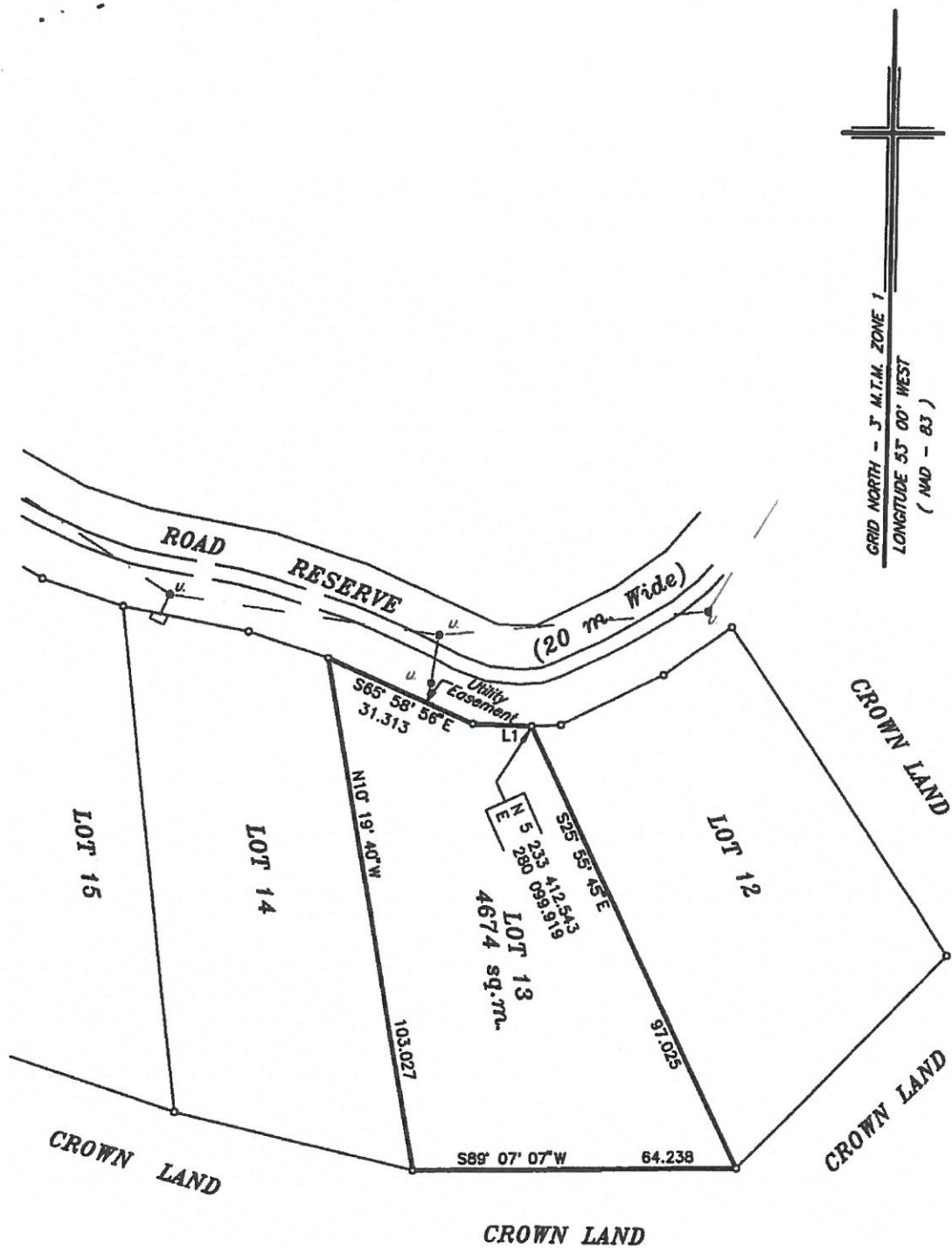
Thence running along the aforesaid southern limit of a Road Reserve (20 metres wide), south sixty-five degrees fifty-eight minutes fifty-six seconds east (S65°58'56"E) thirty-one decimal three one three (31.313) metres,

And thence south eighty-eight degrees eleven minutes fifty-eight seconds east (S88°11'58"E) eleven decimal six eight zero (11.680) metres, more or less, to the point of beginning.

Containing, in all, an area of four thousand six hundred seventy-four (4674) Square Metres, more or less;

All bearings being referred to the meridian of fifty-three degrees west longitude of the Three Degree Transverse Mercator Projection (NAD 83).





LINE No.	BEARING	TABLE Distance
1	S88° 11' 58" E	11.680

Lot 13  
 Central Avalon Cottage Infill

○ - Capped Iron Bar  
 ● - Found Iron Bar  
 All Lines Cut or Open  
 Linear Measurement Horizontal Ground Distances  
 Coordinates by GPS from Reference Monument  
 91007 - N 5 234 238.525, E 281 806.490  
 Scale Factor at Starting Point - 0.999884

SCALE = 1 : 1000



M. R. Duffey & Associates Ltd.  
 August 29, 2010