THIS FINAL PLAN OF SUBDIVISION IF APPROVED UNDER SECTION 51(58) OF THE PLANNING ACT R.S.O. 1990

THIS 30 DAY OF November 2023.

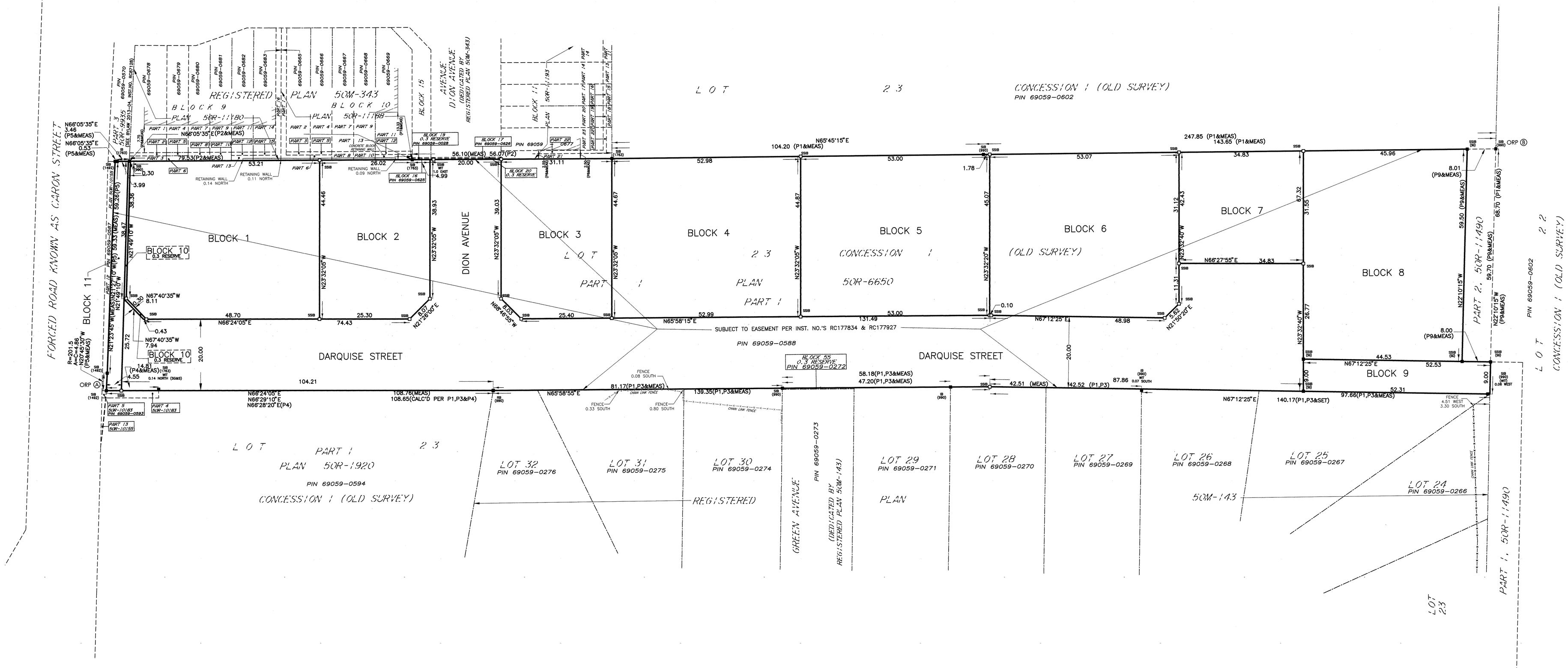
JULIAN LEHMAN
DIRECTOR OF COMMUNITY DEVELOPMENT CLARENCE-ROCKLAND

PLAN 50M- 378

I HEREBY CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF RUSSELL (No.50) AT 11:45 O'CLOCK ON THE 19 DAY OF December 2023 AND ENTERED IN THE REGISTER FOR P.I.N. 69059-0588, AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NUMBER RC- 178964.

REPRESENTATIVE FOR LAND REGISTRAR

BLOCKS 1 TO 11 ARE SUBJECT TO EASEMENTS PER INST. NO.'S RC177834 & RC177927
THIS PLAN COMPRISES PART OF PIN 69059-0588.



PLAN OF SUBDIVISION OF

PART OF LOT 23
CONCESSION 1 (OLD SURVEY)
(GEOGRAPHIC TOWNSHIP OF CLARENCE)

TOWN OF ROCKLAND
COUNTY OF RUSSELL

Scale 1:500
10 0 10 20 30 METRES

Stantec Geomatics Ltd.

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00000780.

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°00' WEST LONGITUDE MTM ZONE 9, NAD83 (CSRS) (2010.0).
19773035 N:5006060.00 E:324888.04
19680191 N:5033563.88 E:388064.92
FOR BEARING COMPARISON, A ROTATION OF 0°13'25" COUNTER CLOCKWISE WAS APPLIED ON P1 AND P2.

ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

LEGEND

	DENOTES	
■	-	FOUND MONUMENTS(STANTEC)
□	-	SET MONUMENTS (IB) UNLESS OTHERWISE STATED
IB	-	IRON BAR
IBM	-	ROUND IRON BAR
SIB	-	STANDARD IRON BAR
SSIB	-	SHORT STANDARD IRON BAR
CC	-	CUT CROSS
CP	-	CONCRETE PIN
WIT	-	WITNESS
PIN	-	PROPERTY IDENTIFICATION NUMBER
M/MEAS	-	MEASURED
PROP	-	PROPORTIONED
OU	-	ORIGIN UNKNOWN
SG	-	STANTEC GEOMATICS LTD.
P1	-	SOR-6650
P2	-	REGISTERED PLAN 50M-343
P3	-	REGISTERED PLAN 50M-143
P4	-	PLAN 50R-10183
P5	-	PLAN 50R-10155
P6	-	PLAN 50R-11180
P7	-	PLAN 50R-11188
P8	-	PLAN 50R-11193
P9	-	PLAN 50R-11490

NOTES
1. ALL PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
2. DUE TO UNDERGROUND UTILITIES SSIB WERE PLANTED ACCORDINGLY.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT :
1. BLOCKS 1 TO 9, BOTH INCLUSIVE. THE STREETS, NAMELY DION AVENUE AND DARQUISE STREET, WIDENING, NAMELY BLOCK 11, AND RESERVES, NAMELY BLOCK 10, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND STREET WIDENINGS AND LANES ARE DEDICATED TO THE CITY OF CLARENCE-ROCKLAND AS PUBLIC HIGHWAYS.

Nov-30-2023
DATE

CHARLES CLEMENT, PRESIDENT
C.J. CLEMENT CONSTRUCTION INC.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF MARCH, 2023.

DEC. 04, 2023
DATE

R. G. BENNETT
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-50474

Stantec
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420
stantec.com

DRAWN: RG | CHECKED: CT | PM: CT | PROJECT No.: 161614535-132