

PLAN 50M-354

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF RUSSELL AT 15:23 O'CLOCK ON THE 25th DAY OF May 2021, AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER NUMBER 69059-0611, AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. **KC152419**

REPRESENTATIVE FOR THE LAND REGISTRY FOR THE LAND TILES DIVISION OF RUSSELL No. 50

THIS PLAN COMPRISES ALL OF THE LAND IDENTIFIED BY PROPERTY IDENTIFIER NUMBER (P.I.N.) 69059-0611. BLOCKS 1, 2, 3, 4, 5, 6 AND 7 AND AVENUE DION AVENUE ARE SUBJECT TO EASEMENTS AS SET OUT IN INST. Nos. RCH45704 AND RCH46086.

PART OF BLOCKS 1 AND 2 ARE SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. RCH47784.

THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51(8) OF THE PLANNING ACT, R.S.O. 1990.

CE PLAN FINAL DE LOTISSEMENT EST APPROUVE SOUS L'ARTICLE 51(8) DE LA LOI SUR L'AMENAGEMENT DU TERRITOIRE L.R.O. 1990.

THIS/CE 17 DAY OF/OUR DE MAY/MAI, 2021.

JULIAN LENHART
DIRECTEUR INFRASTRUCTURE ET AMENAGEMENT
CITY OF CLARENCE-ROCKLAND / CITÉ DE CLARENCE-ROCKLAND
FILE / DOSSIER: D-12-123

- LEGEND:**
- denotes survey monument found
 - denotes survey monument set
 - S.I.B. denotes 25mm square Standard Iron Bar 1.2m long
 - S.S.I.B. denotes 25mm square Short Standard Iron Bar 0.6m long
 - denotes 19mm round Iron Bar 0.6m long
 - denotes Cut Cross
 - denotes Concrete Monument
 - C.M. denotes Instrument Number
 - INST. No. denotes a Measured distance or direction
 - MEAS. denotes a Proportional distance or direction
 - PROP. denotes a direction
 - S.S.S. denotes Schultz Barrette Surveying
 - S.B.S. denotes an S.S.I.B. set due to insufficient Overburden
 - B.G.S. denotes an S.S.I.B. set in proximity of Blow Grade Services
 - O.S.N. denotes Property Identifier Number
 - O.S.P. denotes 3-degree Modified Transverse Mercator projection
 - C.P. denotes Observed Reference Point
 - M.T.M. denotes Global Navigation Satellite System
 - O.R.P. denotes Observed Reference Point
 - G.N.S.S. denotes Global Navigation Satellite System
 - O.S.P. denotes Jean-Cou Pavéts O.L.S.
 - J.G.P. denotes Poyette, Hirnma, Belorme Ltd./Ltee
 - P.H.D. denotes Poyette, Hirnma, Belorme Ltd./Ltee

NOTES:

(1) Bearings are MTM Grid, derived from Observed Reference Points and by using the National Geomatics Network Observations (using the Standard C.N.S.S. projection wide area network), M.T.M. Zone 9, NAD83(CRS) (2010).

(2) Distances are ground and can be converted to grid by multiplying by the combined scale factor of 1.00000780.

OWNER'S CERTIFICATE:

This is to certify that:

(1) Blocks 1 to 5, both including the street, namely Avenue Dion Avenue and reserves, namely Blocks 6 and 7, have been laid out in accordance with my instructions.

(2) The street is dedicated as a public highway to the Corporation of the City of Clarence-Rockland.

Dated the 14th day of May, 2021.

[Signature]
CHARLES H. ELEVANT, PRESIDENT
CITY OF CLARENCE-ROCKLAND

SURVEYOR'S CERTIFICATE:

I certify that:

(1) This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.

(2) The survey was completed on October 3, 2019.

April 27, 2021

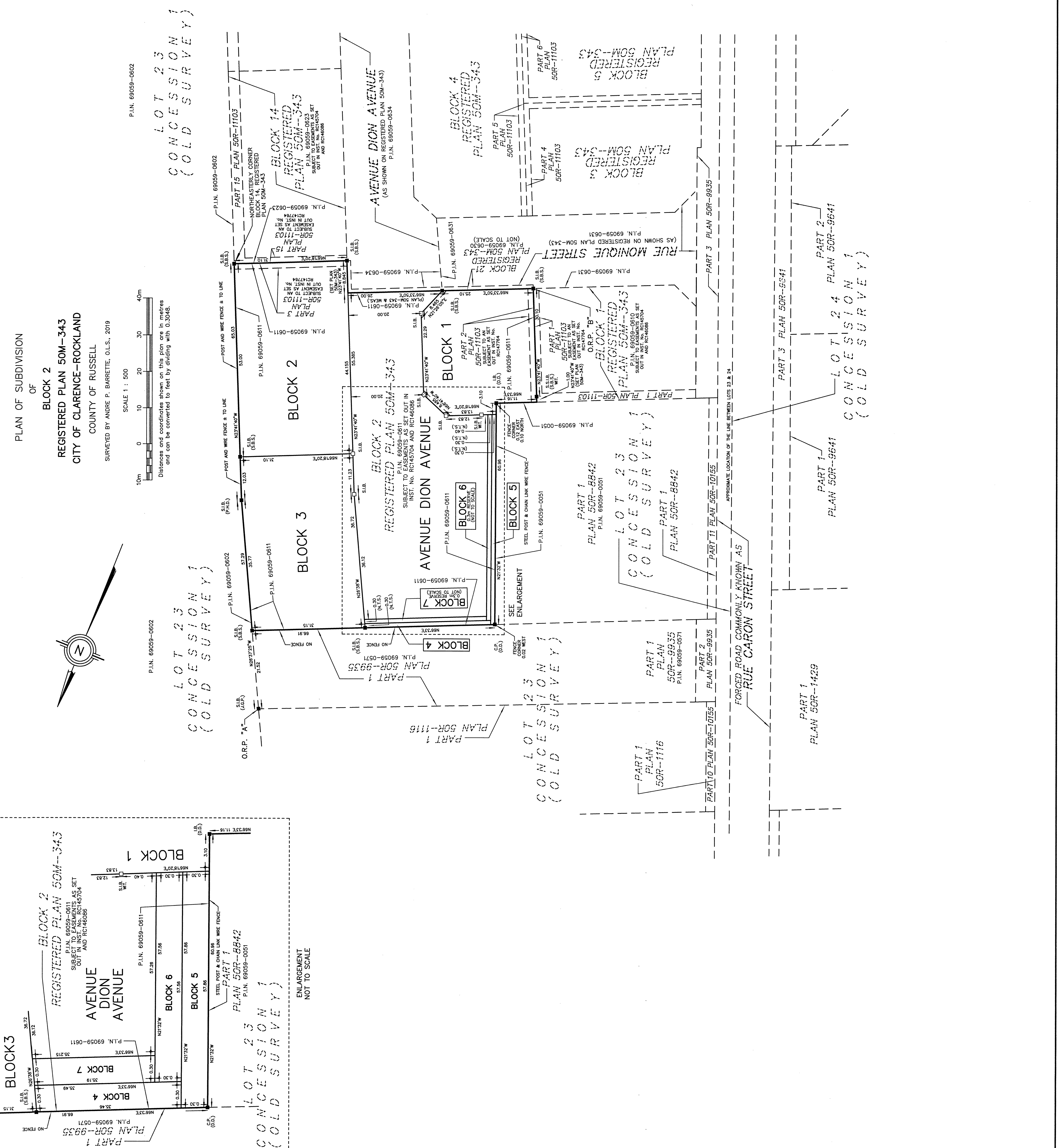
[Signature]
Andre P. Barrette
Ontario Land Surveyor

OBSERVED REFERENCE POINTS: MTM Zone 9, NAD83(CRS v6) Epoch 2010.00 COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF OREG. 216/10	
POINT I.D.	NORTHING EASTING
O.R.P. A	5046 006.765 400 778.447
O.R.P. B	5045 871.263 400 751.352

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Arpentages SCHULTZ BARRETTE Surveying
Ontario Land Surveyors
Hawkesbury, Ontario
Tel: 613-632-7611 Fax: 613-632-2897
Job No. 16720(22) Ref. No. Con. 1(O.S.)-23(6)

BLOCK/STREET	AREA
1	994.0 SQ. METRES
2	1648 SQ. METRES
3	1489 SQ. METRES
4	10.6 SQ. METRES
5	17.3 SQ. METRES
6	17.3 SQ. METRES
7	10.5 SQ. METRES
AVE. DION AVE.	2889 SQ. METRES



PLAN OF SUBDIVISION
OF
BLOCK 2
REGISTERED PLAN 50M-343
CITY OF CLARENCE-ROCKLAND
COUNTY OF RUSSELL
SURVEYED BY ANDRE P. BARRETTE, O.L.S., 2019

