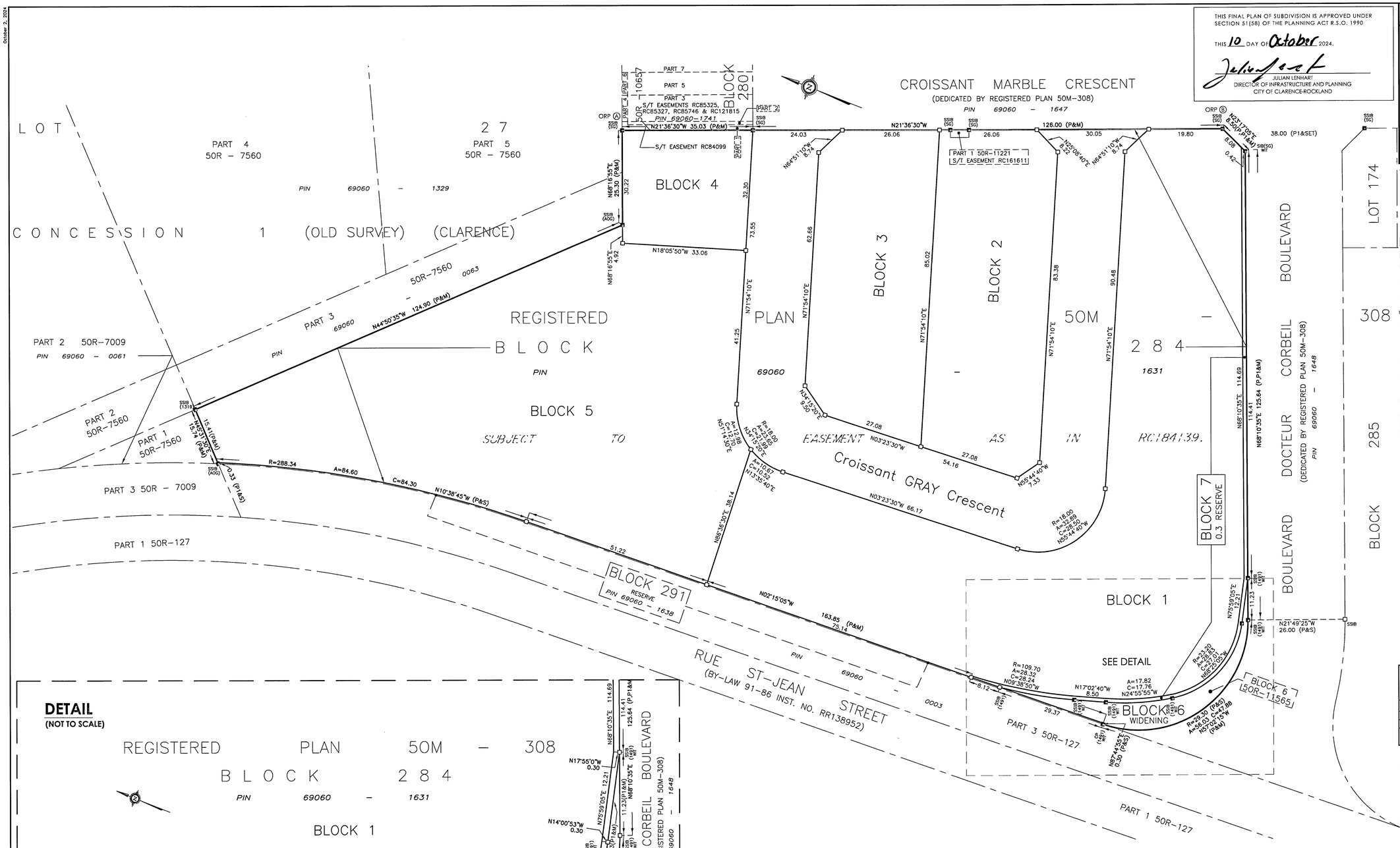
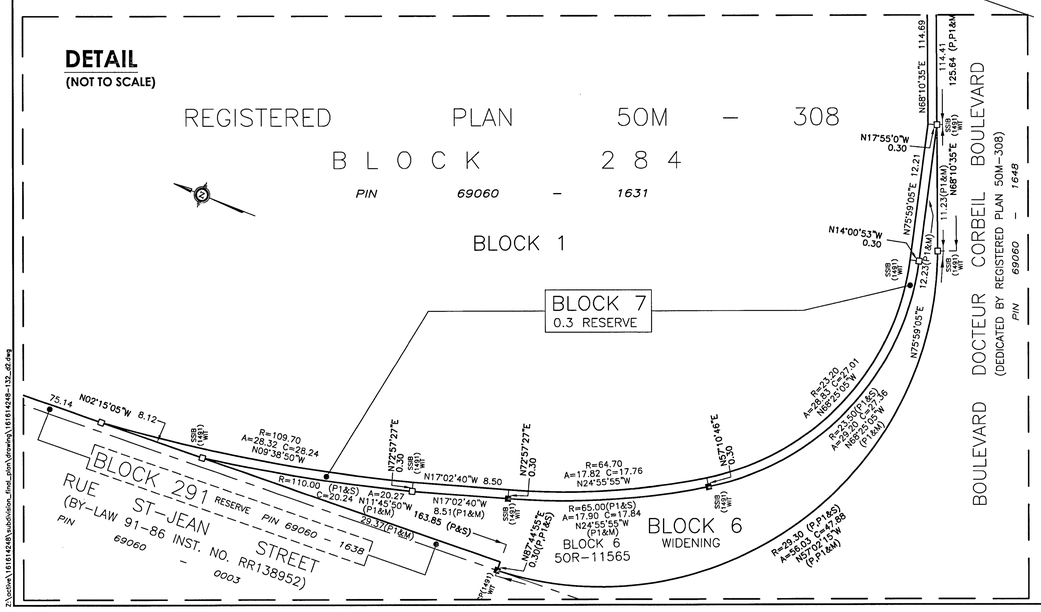
October 2, 2024





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

THIS 10 DAY OF October 2024.

JULIAN LENHART
DIRECTOR OF INFRASTRUCTURE AND PLANNING
CITY OF CLARENCE-ROCKLAND

PLAN 50M- 385

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF RUSSELL (No.50) AT 10:00 O'CLOCK ON THE 18TH DAY OF December, 2024 AND ENTERED IN THE REGISTER FOR PIN 69060-1631 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NUMBER RC- 187219.

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 69060-1631.

PART OF BLOCK 2 (PART 1, PLAN 50R-11221) IS SUBJECT TO EASEMENT AS IN RC161611. BLOCKS 1 TO 7 BOTH INCLUSIVE, AND RUE GRAY ROCK STREET ARE SUBJECT TO EASEMENT AS IN RC184139.

PLAN OF SUBDIVISION OF

BLOCK 284
REGISTERED PLAN 50M-308
CITY OF CLARENCE-ROCKLAND
COUNTY OF RUSSELL

Scale 1:500

10 0 10 20 30 METRES

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 1.0000066.

BEARING NOTE

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FRO THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 76°30' WEST LONGITUDE, ZONE 9 OF THE ONTARIO 3° M.T.M. COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 ADJUSTMENT.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
RB	"	ROCK BAR
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M/MEAS	"	MEASURED
S	"	SET
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P	"	REGISTERED PLAN 50M-308
P1	"	PLAN 50R-11565
ORP	"	OBSERVED REFERENCE POINT
S/T	"	SUBJECT TO

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON HORIZONTAL CONTROL MONUMENTS 19800563 AND 19800554, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83(ORIGINAL)(2010.0). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	5045385.72	399533.20
Ⓑ	5045236.00	399592.51

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

OWNER'S CERTIFICATE ALL OF PIN 69060-1631

THIS IS TO CERTIFY THAT :

1. BLOCKS 1 TO 5 BOTH INCLUSIVE, THE WIDENING NAMELY BLOCK 6, THE RESERVE NAMELY BLOCK 7, THE STREET, NAMELY Croissant GRAY CRESCENT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND AS PUBLIC HIGHWAYS.

Oct 3 2024
DATE

JOCELYN DEROQUIN
DIRECTOR OF DEVELOPMENT
SPACEBUILDERS OTTAWA LTD.
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 DAY OF 17th OF SEPTEMBER, 2024.

Oct 1, 2024
DATE

FRANCIS LAU
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-39261.

NOTES

1. ALL PLANTED MONUMENTS SHOWN HEREON ARE IRON BARS (SSIB) UNLESS OTHERWISE NOTED.
2. ALL SET SHORT STANDARD IRON BAR (SSIB) MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

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: ME	CHECKED: CK	PM: FL	FIELD: CA	PROJECT No.: 161614248-131

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