

SP-XXXX-XX

PLAN 40M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF DURHAM (No. 40) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2025 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 26404-0375 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN IS COMPRISED OF:
ALL OF PIN 26404-0375

PART OF SUBDIVISION OF
**PART OF LOTS 3 AND 4
CONCESSION 5**
(GEOGRAPHIC TOWNSHIP OF PICKERING)
NOW IN THE
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 750

J.D. BARNES LIMITED

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 4 BOTH INCLUSIVE, THE STREET WIDENING NAMELY: BLOCK 6 AND THE 0.30m RESERVE NAMELY: BLOCKS 7 TO 11, BOTH INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET WIDENING IS DEDICATED TO THE CORPORATION OF THE CITY OF PICKERING AS PUBLIC HIGHWAYS.

DATED THIS _____ DAY OF _____ 2025

869547 ONTARIO INC.

- A.S.O.

"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

NOTES

BEARINGS ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 00820058030 AND 00820058032, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999013.
FOR BEARING COMPARISONS, A ROTATION OF "118'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON INST. No. C0138802.
FOR BEARING COMPARISONS, A ROTATION OF "116'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON INST. No. C0199368.
SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.
SURVEY MONUMENTS FOUND ARE J.D. BARNES LIMITED UNLESS OTHERWISE NOTED.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 00820058030	659 727.31	4 865 620.19
SCP 00820058032	660 486.10	4 863 382.93

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE, BETWEEN SCP 00820058030 AND SCP 00820058032 IS 2362.65m, N184°05'W.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
■	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
●	DENOTES ROUND
MEAS	DENOTES MEASURED
785	DENOTES HORTON, WALLACE & DAVIES LTD., O.L.S.
JDB	DENOTES J.D. BARNES LIMITED
OU	DENOTES ORIGIN UNKNOWN
P1	DENOTES PLAN 40R-25092
P2	DENOTES PLAN 40R-30037
P3	DENOTES PLAN 40R-29444
P4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LIMITED, DATED SEPTEMBER 18, 2015 (REF. No. 15-256-073-00)
D1	DENOTES INST. No. C0138802
D2	DENOTES INST. No. C0241391
D3	DENOTES INST. No. C0199368

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, THIS DAY OF, 2025

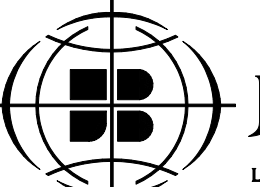
--- DIRECTOR, CITY DEVELOPMENT & CBO ---
CITY OF PICKERING
(AUTHORITY GRANTED BY BY-LAW 7306/13)

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 2025.

DATE G.C. LAFRAMBOISE
ONTARIO LAND SURVEYOR

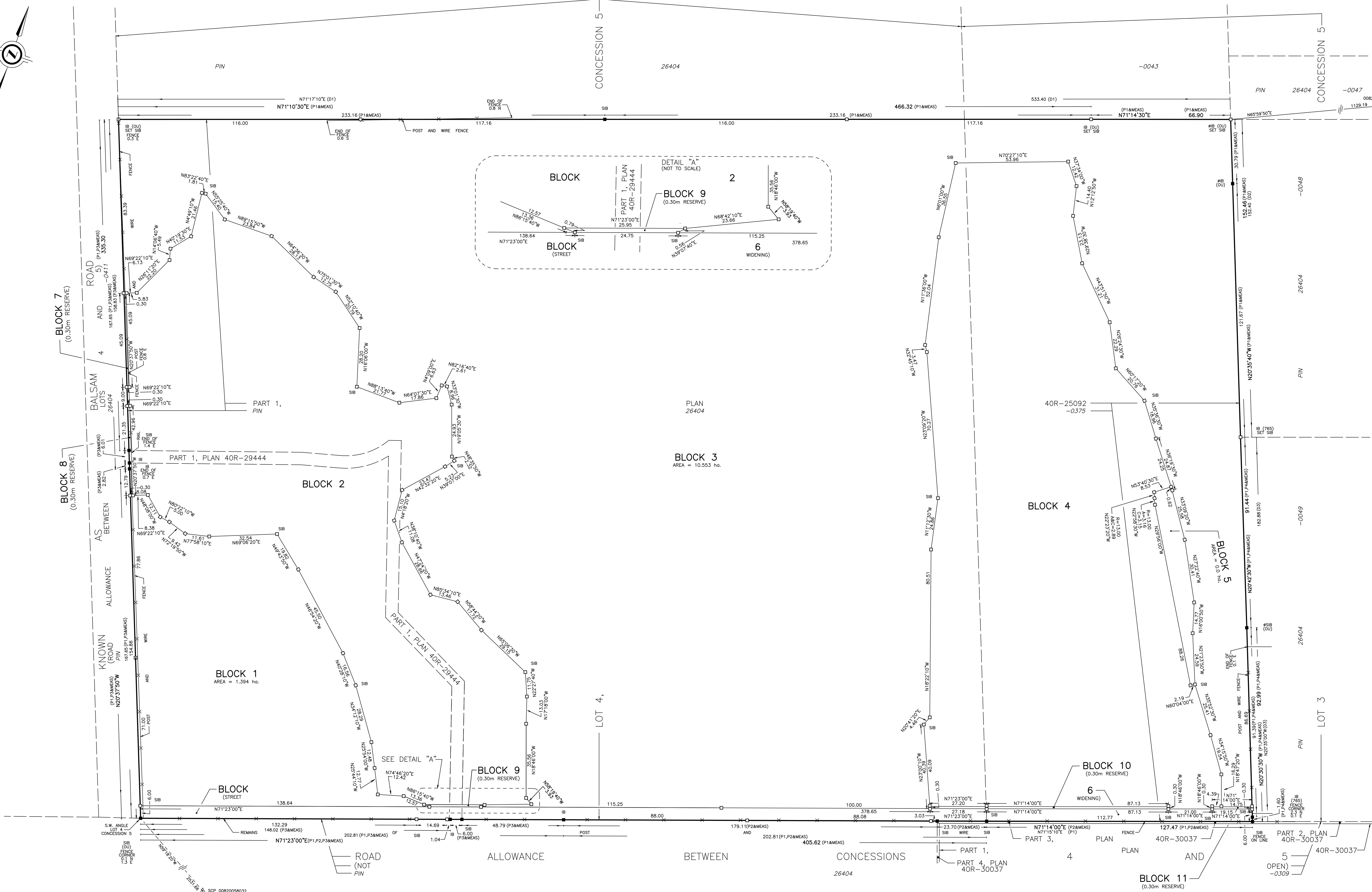
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-XXXXX



J.D. BARNES LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
110 SCOTIA COURT, UNIT 38, WHITBY, ON L1N 8Y7
T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
R.B.	G.C.L.	17-25-315-03
FILE: G:/17-25-315/03/mp17-25-315-03.dwg		DATED: MARCH 3, 2025

PLOTTED: 3/3/2025



BLOCK 3
AREA = 10.553 ha.

BLOCK 1
AREA = 1.394 ha.

BLOCK 10
(0.30m RESERVE)

BLOCK 11
(0.30m RESERVE)