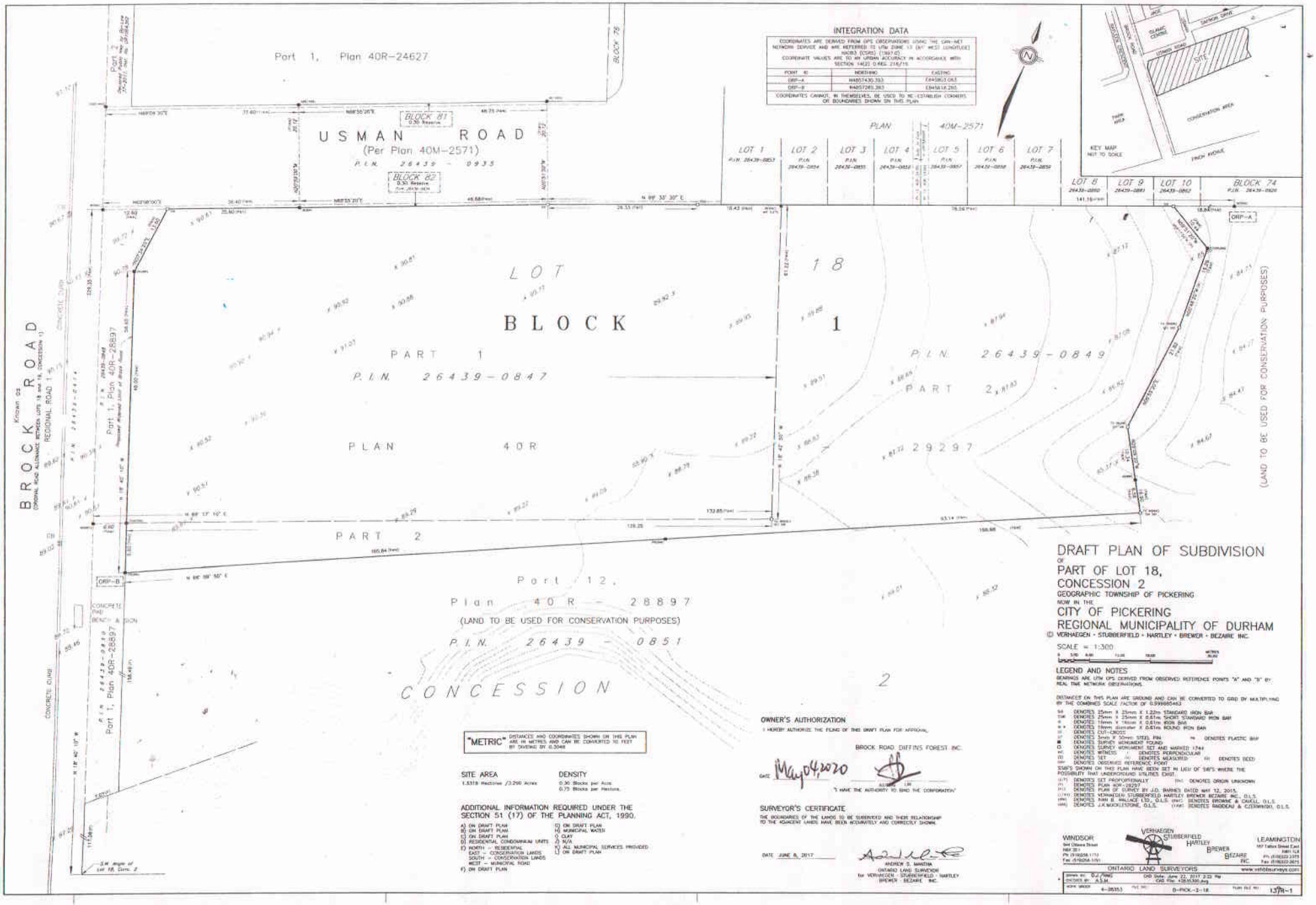
INTEGRATION DATA
COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).
COORDINATE VALUES ARE TO 4th ORDER ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG. 216/10.
POINT ID | NORTHING | EASTING
ORP-A | 4985743.393 | 694580.065
ORP-B | 4985728.863 | 694568.216
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
Part 1, Plan 40R-24627
USMAN ROAD
(Per Plan 40M-2571)
P.I.N. 26439 - 0935
BLOCK 81
0.30 Reserve
BLOCK 82
0.30 Reserve
PLAN 40M-2571
LOT 1 P.I.N. 26439-0853
LOT 2 P.I.N. 26439-0854
LOT 3 P.I.N. 26439-0855
LOT 4 P.I.N. 26439-0856
LOT 5 P.I.N. 26439-0857
LOT 6 P.I.N. 26439-0858
LOT 7 P.I.N. 26439-0859
LOT 8 26439-0860
LOT 9 26439-0861
LOT 10 26439-0862
BLOCK 74 P.I.N. 26439-0926
KEY MAP NOT TO SCALE
SITE
BROCK ROAD
(FORMAL ROAD ALLOWANCE BETWEEN LOTS 18 and 19, CONCESSION 1)
REGIONAL ROAD 1
LOT 18
BLOCK 1
PART 1
P.I.N. 26439-0847
PLAN 40R
Part 1, Plan 40R-26897
P.I.N. 26439-0849
PART 2, 81.83
29297
PART 2
Part 12, Plan 40R-28897
(LAND TO BE USED FOR CONSERVATION PURPOSES)
P.I.N. 26439-0851
CONCESSION 2
(LAND TO BE USED FOR CONSERVATION PURPOSES)
ORP-A
ORP-B
CONCRETE CURB
CONCRETE PAD
BENCH & SIGN
S.W. angle of Lot 18, Conc. 2
"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
SITE AREA
1.5318 Hectares /3.290 Acres
DENSITY
0.30 Blocks per Acre
0.75 Blocks per Hectare
ADDITIONAL INFORMATION REQUIRED UNDER THE SECTION 51 (17) OF THE PLANNING ACT, 1990.
A) ON DRAFT PLAN
B) ON DRAFT PLAN
C) ON DRAFT PLAN
D) RESIDENTIAL CONDOMINIUM UNITS
E) NORTH - RESIDENTIAL
EAST - CONSERVATION LANDS
SOUTH - CONSERVATION LANDS
WEST - MUNICIPAL ROAD
F) ON DRAFT PLAN
G) ON DRAFT PLAN
H) MUNICIPAL WATER
I) CLAY
J) N/A
K) ALL MUNICIPAL SERVICES PROVIDED
L) ON DRAFT PLAN
OWNER'S AUTHORIZATION
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL
BROCK ROAD DIFFINS FOREST INC.
DATE May04,2020
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"
SURVEYOR'S CERTIFICATE
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
DATE JUNE 6, 2017
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN - STUBBERFIELD - HARTLEY BREWER - BEZAIRE INC.
DRAFT PLAN OF SUBDIVISION
OF
PART OF LOT 18, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF PICKERING
NOW IN THE
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM
© VERHAEGEN - STUBBERFIELD - HARTLEY - BREWER - BEZAIRE INC.
SCALE = 1:300
LEGEND AND NOTES
BEARINGS ARE UTM GPS DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996865463
SSB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 19mm X 19mm X 0.61m IRON BAR
IB p DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
SP DENOTES 3mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT DENOTES WITNESS
PP DENOTES PERPENDICULAR
(S) DENOTES SET
(M) DENOTES MEASURED
(R) DENOTES RECORD
(OSR) DENOTES OBSERVED REFERENCE POINT
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY
(OIO) DENOTES ORIGIN UNKNOWN
(P1) DENOTES PLAN 40R-28257
(P2) DENOTES PLAN OF SURVEY BY J.D. BARNES DATED MAY 12, 2015.
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(RM) DENOTES R.M. WALLACE LTD., O.L.S.
(MHC) DENOTES BROWNE & CAKELL, O.L.S.
(MB) DENOTES J.K.MUCKLESTONE, O.L.S.
(TAM) DENOTES TAMBEAU & CZERWINSKI, O.L.S.
WINDSOR
364 Ottawa Street
N8X 3S1
Ph (519)258-1772
Fax (519)254-5761
VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.
LEAMINGTON
167 Talbot Street East
N8H 1L8
Ph (519)322-2315
Fax (519)322-2675
ONTARIO LAND SURVEYORS
www.vshbsurveys.com
DRAWN BY: D.J. Finlay
CHECKED BY: A.S.M.
DATE: June 22, 2017 2:22 PM
CAD File: 4-2835.dwg
JOB NUMBER 4-2835.1
FILE NO: D-PICK-2-18
PLAN REF NO: 13M-1