



Part 1, Plan 40R-24627

USMAN ROAD
(Per Plan 40M-2571)

P.I.N. 26439-0935

LOT 18
BLOCK 1

PART 1
P.I.N. 26439-0849

PLAN 40R

PART 2

Part 12,
Plan 40R-28897

(LAND TO BE USED FOR CONSERVATION PURPOSES)

P.I.N. 26439-0851

CONCESSION

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

SITE AREA
1.3316 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
- 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

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 AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4857430.393	E645803.063
ORP-B	N4857285.383	E645618.265

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

PLAN 40M-2571

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
P.I.N. 26439-0853	P.I.N. 26439-0854	P.I.N. 26439-0855	P.I.N. 26439-0856	P.I.N. 26439-0857	P.I.N. 26439-0858	P.I.N. 26439-0859

LOT 8	LOT 9	LOT 10	BLOCK 74
P.I.N. 26439-0860	P.I.N. 26439-0861	P.I.N. 26439-0862	P.I.N. 26439-0926

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 0.999885463.
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 - IB # DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - PB DENOTES PLASTIC BAR
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WIT DENOTES WITNESS
 - ⊥ DENOTES PERPENDICULAR
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (D) DENOTES DEED
 - ORP 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
 - (O) DENOTES ORIGIN UNKNOWN
 - (P) DENOTES PLAN 40R-29297
 - (P1) DENOTES PLAN OF SURVEY BY J.D. BARNES DATED MAY 12, 2015.
 - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
 - (BW) DENOTES IVAN B. WALLACE LTD., O.L.S. (B&C) DENOTES BROWNE & CAVELL, O.L.S.
 - (869) DENOTES J.K.MUCKLESTONE, O.L.S. (1496) DENOTES RABIDEAU & CZERWINSKI, O.L.S.

OWNER'S AUTHORIZATION
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.

BROCK ROAD DUFFINS FOREST INC.

DATE **NOVEMBER 1, 2021**

ALISON LI LIN
"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 8, 2017**

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR
944 Ottawa Street
NBX 2E1
Ph: (519)258-1772
Fax: (519)258-1791

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

LEAMINGTON
187 Talbot Street East
NBH 1L8
Ph: (519)322-2375
Fax: (519)322-2675

ONTARIO LAND SURVEYORS
www.vshbbsurveys.com

DRAWN BY: D.J./NMG
CHECKED BY: A.S.M.

CAD Date: November 1, 2021 12:17 PM
File: 42835300_signed_2021.dwg

WORK ORDER: 4-28353 FILE NO.: D-PICK-2-18 PLAN FILE NO.: 139R-1