SP-2008-07

PLAN 40M-2671

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF DURHAM (No. 40) AT 11:05 O'CLOCK ON THE 13TH DAY OF JUNE, 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 26383-0751, 26383-0752 AND 26407-0087
AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. DR1502525

"S.SAVARD"
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN IS COMPRISED OF:
ALL OF PIN 26383-0751
ALL OF PIN 26383-0752
ALL OF PIN 26407-0087

PART OF BLOCK 188 AND PART OF MARATHON AVENUE: SUBJECT TO EASEMENT OVER PART 13 ON PLAN 40R-24268 AS IN D284356.

PART OF BLOCKS 187 AND 188, PART OF PETER MATTHEWS DRIVE AND PART OF MARATHON AVENUE: SUBJECT TO EASEMENT OVER PART 14 ON PLAN 40R-24268 AS IN PI34095, CONFIRMED BY D284355.

PLAN OF SUBDIVISION OF
PART OF LOTS 23 AND 24 CONCESSION 3
AND
PART OF LOTS 23 AND 24 CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF PICKERING)
NOW IN THE
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 1000
20 0 20 40 60 metres

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. LOTS 1 TO 153 BOTH INCLUSIVE, BLOCKS 154 TO 197 BOTH INCLUSIVE, BLOCKS 201 TO 203 BOTH INCLUSIVE, THE STREETS NAMELY: PETER MATTHEWS DRIVE, MARATHON AVENUE, AQUARIUS TRAIL, CHATEAU COURT, DELPHINIUM TRAIL, EGAN MEWS, SPINDLE MEWS, SOLSTICE MEWS, APRICOT LANE, ATHENA PATH, HIBISCUS DRIVE, ANGORA STREET, AZALEA AVENUE, BURKHOLDER DRIVE AND SKYRIDGE BOULEVARD, THE STREET WIDENING NAMELY BLOCK 198 AND THE 0.3m RESERVES NAMELY BLOCKS 199 AND 200, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS NAMELY MARATHON AVENUE, AQUARIUS TRAIL, CHATEAU COURT, DELPHINIUM TRAIL, EGAN MEWS, SPINDLE MEWS, SOLSTICE MEWS, APRICOT LANE, ATHENA PATH, HIBISCUS DRIVE, ANGORA STREET, AZALEA AVENUE, BURKHOLDER DRIVE AND SKYRIDGE BOULEVARD, ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF PICKERING AS PUBLIC HIGHWAY.
3. THE STREET NAMELY PETER MATTHEWS DRIVE AND THE STREET WIDENING NAMELY BLOCK 198 ARE HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF DURHAM AS PUBLIC HIGHWAY.

DATED THIS 7th DAY OF May 2020.

1133373 ONTARIO INC.

LLOYD CHERNIAK - VICE PRESIDENT
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

NOTES

BEARINGS ARE GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 00819720268 AND 01219740042, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999852.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 00819720268	653 324.69	4 858 417.10
SCP 01219740042	649 724.01	4 861 690.70

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

A ROTATION ANGLE OF 1°02'25" COUNTER-CLOCKWISE HAS BEEN APPLIED TO PLANS 40R-24217 AND 40R-13535 FOR BEARING COMPARISONS.

DISTANCES SHOWN ON CURVED LIMITS ARE ARC MEASUREMENTS.

SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
ø	DENOTES	ROUND
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
DFP	DENOTES	DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.
HJV	DENOTES	HOLDING JONES VANDERVEEN INC., O.L.S.
NCP	DENOTES	NORTH PICKERING COMMUNITY DEVELOPMENT PROJECT
765	DENOTES	HORTON WALLACE & DAVIES LTD., O.L.S.
1006	DENOTES	H. FLIM O.L.S.
P1	DENOTES	PLAN 40R-24268
P2	DENOTES	PLAN 40R-29763
P3	DENOTES	PLAN 40R-24154
P4	DENOTES	PLAN 40R-13535
P5	DENOTES	PLAN 40R-24217
P6	DENOTES	PLAN 40R-30720
P7	DENOTES	REGISTERED PLAN 40M-2625
P8	DENOTES	REGISTERED PLAN 40M-2664
STE	DENOTES	SUBJECT TO EASEMENT

ALL SET SSIB MONUMENTS WERE USED DUE TO PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

CURVE DATA

LOT NO.	RADIUS (METRES)	ARC (METRES)	CHORD (METRES)	BEARING
LOT 1	80.50	1.55	1.55	N70°16'40"E
LOT 2	433.00	13.49	13.48	N71°44'00"E
LOT 3	80.50	3.86	3.84	N63°37'30"E
LOT 4	80.50	3.86	3.84	N63°37'30"E
LOT 12	100.00	9.31	9.31	N55°16'50"E
LOT 13	100.00	2.24	2.24	N58°18'30"E
LOT 24	117.00	15.78	15.77	N26°54'10"E
LOT 25	4.50	7.07	6.36	N18°40'30"E
LOT 26	100.00	18.15	18.13	N23°55'40"E
LOT 29	100.00	10.07	10.07	N17°56'10"E
LOT 30	100.00	1.07	1.07	N15°46'10"E
LOT 31	117.00	1.66	1.66	N75°46'10"E
LOT 32	117.00	1.02	1.02	N58°58'50"E
LOT 33	4.50	7.07	6.36	N18°40'30"E
LOT 34	117.00	8.56	8.56	N56°38'00"E
LOT 35	4.50	3.93	3.86	N33°00'20"E
LOT 36	4.50	9.54	7.92	N73°00'20"E
LOT 37	4.50	7.07	6.36	N71°19'30"E
LOT 53	4.50	7.07	6.36	N18°40'30"E
LOT 54	117.00	5.14	5.14	N19°53'00"E
LOT 55	117.00	7.99	7.99	N16°38'10"E
LOT 56	100.00	9.53	9.52	N21°21'10"E
LOT 65	4.50	7.07	6.36	N26°22'10"E
LOT 66	221.50	5.38	5.38	N17°55'40"E
LOT 74	121.50	4.78	4.78	N18°46'30"E
LOT 75	100.00	0.18	0.18	N18°40'30"E
LOT 76	100.00	7.17	7.17	N18°40'30"E
LOT 77	200.00	5.97	5.97	N17°26'00"E
LOT 84	4.50	7.89	6.92	N68°52'50"E
LOT 92	117.00	9.02	9.01	N20°50'00"E
LOT 93	221.50	18.48	18.47	N6°48'10"E
LOT 106	383.50	10.06	10.06	N13°29'50"E
LOT 114	4.50	7.07	6.36	N26°22'30"E
LOT 115	4.50	7.07	6.36	N63°37'30"E
LOT 117	80.50	13.44	13.43	N68°51'50"E
LOT 118	80.50	10.56	10.50	N62°41'20"E
LOT 119	30.00	22.52	22.49	N84°44'00"E
LOT 120	18.00	25.27	23.24	N16°09'20"E
LOT 121	18.00	9.44	9.33	N11°23'30"W
LOT 122	18.00	8.32	8.25	N80°20'00"W
LOT 123	18.00	4.53	4.52	N59°50'50"W
LOT 127	25.00	3.96	3.96	N57°05'00"W
LOT 128	4.50	7.07	6.36	N71°33'30"W
LOT 137	4.50	5.51	5.17	N44°00'00"W
LOT 146	100.00	1.57	1.57	N52°13'10"W
BLOCK 155	4.50	8.54	7.32	N63°37'30"E
BLOCK 156	4.50	7.07	6.36	N63°37'30"E
BLOCK 157	25.00	4.23	4.22	N63°37'30"E
BLOCK 158	4.50	5.59	5.24	N16°56'40"E
BLOCK 159	416.50	10.06	10.06	N13°29'50"E
BLOCK 160	111.50	19.61	19.60	N26°41'40"E
BLOCK 161	4.50	7.07	6.36	N26°22'10"E
BLOCK 162	121.50	16.76	16.74	N26°54'10"E
BLOCK 163	121.50	7.37	7.36	N61°41'30"E
BLOCK 164	111.50	13.18	13.17	N63°37'30"E
BLOCK 165	3.00	4.71	4.24	N63°37'30"E
BLOCK 166	3.00	4.71	4.24	N63°37'30"E
BLOCK 167	3.25	1.57	1.56	N65°34'30"E
BLOCK 168	3.00	4.71	4.24	N26°22'30"E
BLOCK 169	3.00	4.71	4.24	N63°37'30"E
BLOCK 170	3.00	4.71	4.24	N63°37'30"E
BLOCK 171	364.50	15.05	15.05	N17°26'30"E
BLOCK 172	373.00	5.69	5.69	N13°00'20"E
BLOCK 173	373.00	15.40	15.40	N17°26'30"E
BLOCK 174	199.00	8.18	8.18	N17°26'30"E
BLOCK 175	3.00	4.71	4.24	N26°22'10"E
BLOCK 176	3.00	4.71	4.24	N63°37'30"E
BLOCK 177	4.50	7.07	6.36	N63°37'30"E
BLOCK 178	4.50	7.70	7.66	N11°59'40"E
BLOCK 179	3.00	3.73	3.49	N16°59'40"E
BLOCK 180	3.00	3.69	3.66	N16°59'40"E
BLOCK 181	4.50	5.59	5.24	N16°59'40"E
BLOCK 182	4.50	7.07	6.36	N63°37'30"E
BLOCK 183	3.00	4.71	4.24	N26°22'10"E
BLOCK 184	100.00	13.96	13.95	N26°54'10"E
BLOCK 185	3.00	4.71	4.24	N63°37'30"E
BLOCK 186	4.50	7.07	6.36	N63°37'30"E
BLOCK 187	100.00	19.57	19.53	N65°38'50"E
BLOCK 188	200.00	16.14	16.13	N63°30'30"E
BLOCK 192	4.50	5.43	5.11	N85°26'50"E
BLOCK 193	120.00	5.43	5.43	N53°35'30"E
BLOCK 193	4.50	2.55	2.51	N38°40'30"E
BLOCK 194	25.00	23.55	23.47	N63°37'30"E
BLOCK 195	30.00	4.57	4.56	N18°55'00"E
BLOCK 201	433.00	2.97	2.97	N16°38'30"E

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, THIS 9th DAY OF JUNE, 2020.

DIRECTOR, CITY DEVELOPMENT DEPARTMENT
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 MARCH 12, 2020.

March 20, 2020
DATE

G.C. LAFRAMBOISE
ONTARIO LAND SURVEYOR

J.D.BARNES LIMITED — SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
110 SCOTIA COURT, #36, WHITBY, ON L1N 8Y7
T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
C.P.M. / R.B.	G.C.L.	13-25-772-14

FILE: Q:\13-25-772\14\dwg\13-25-772-14.dgn — DATED: MARCH 20, 2020

PLOTTED: 3/20/2020