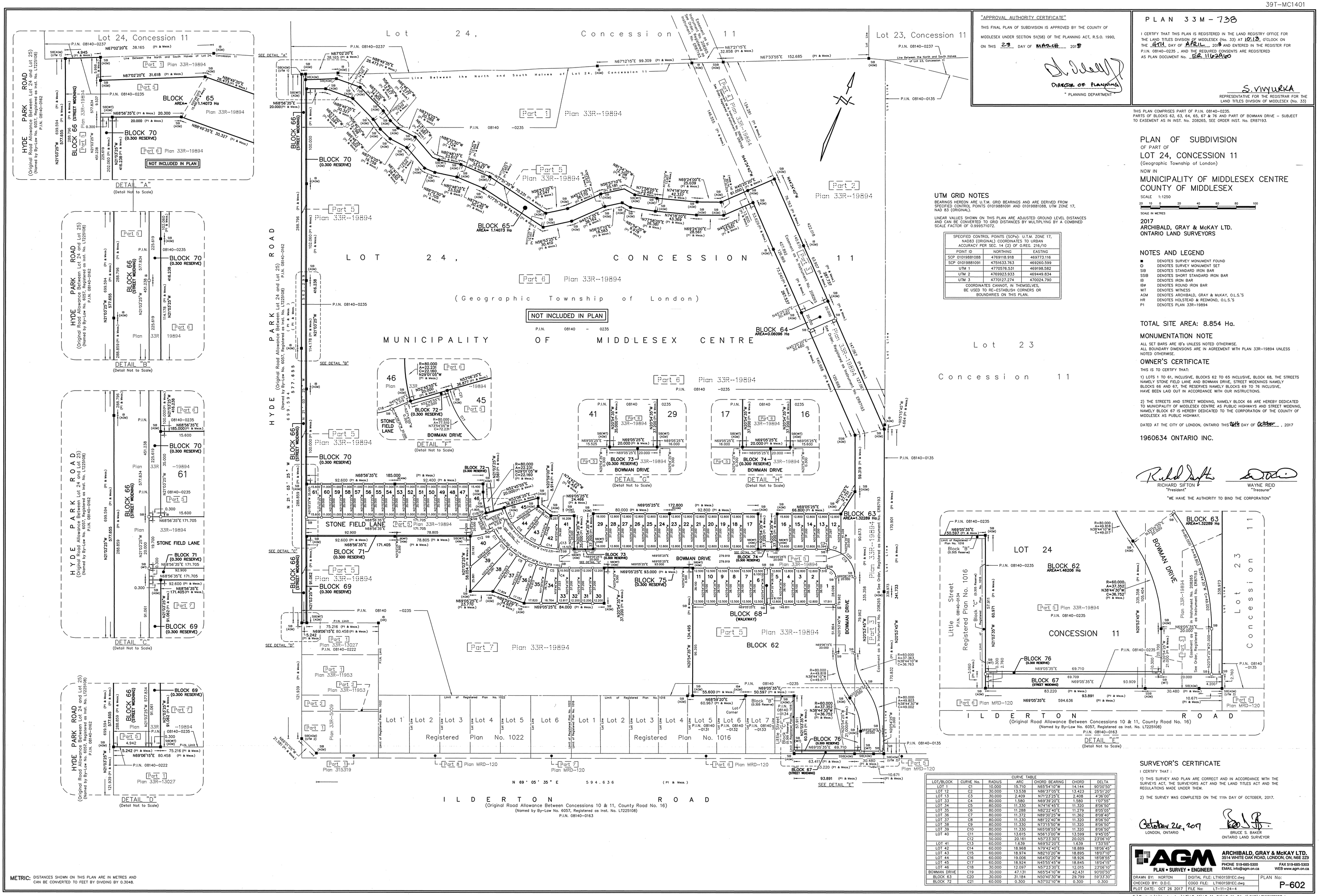
39T-MC1401



"APPROVAL AUTHORITY CERTIFICATE"

THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF MIDDLESEX UNDER SECTION 51(58) OF THE PLANNING ACT, R.S.O. 1990, ON THIS 28 DAY OF MARCH 2018

DIRECTOR OF PLANNING

" PLANNING DEPARTMENT

PLAN 33M-738

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MIDDLESEX (No. 33) AT 10:13 O'CLOCK ON THE 4TH DAY OF APRIL 2018 AND ENTERED IN THE REGISTER FOR P.I.N. 08140-0235 , AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. ER 1162960

S. VIVYURKA
REPRESENTATIVE FOR THE REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX (No. 33)

THIS PLAN COMPRISES PART OF P.I.N. 08140-0235.
PARTS OF BLOCKS 62, 63, 64, 65, 67 & 76 AND PART OF BOWMAN DRIVE – SUBJECT TO EASEMENT AS IN INST. No. 208265, SEE ORDER INST. No. ER87193.

PLAN OF SUBDIVISION
OF PART OF
LOT 24, CONCESSION 11
(Geographic Township of London)
NOW IN
MUNICIPALITY OF MIDDLESEX CENTRE
COUNTY OF MIDDLESEX

SCALE 1:1250

20 10 0 20 40 60 80 100
SCALE IN METRES

2017
ARCHIBALD, GRAY & McKAY LTD.
ONTARIO LAND SURVEYORS

UTM GRID NOTES

BEARINGS HEREON ARE U.T.M. GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS 01019881091 AND 01019881088, UTM ZONE 17, NAD 83 (ORIGINAL).

LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999571072.

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

POINT ID	NORTHING	EASTING
SCP 01019881088	4769118.918	469773.116
SCP 01019881091	4751633.763	469260.599
UTM 1	4770576.531	469198.582
UTM 2	4769923.933	469449.834
UTM 3	4770127.274	470024.790

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

NOTES AND LEGEND

- ■ DENOTES SURVEY MONUMENT FOUND
- O DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IB# DENOTES ROUND IRON BAR
- WIT DENOTES WITNESS
- AGM DENOTES ARCHIBALD, GRAY & McKAY, O.L.S.'S
- HR DENOTES HOLSTEAD & REDMOND, O.L.S.'S
- P1 DENOTES PLAN 33R-19894

TOTAL SITE AREA: 8.854 Ha.

MONUMENTATION NOTE

ALL SET BARS ARE IB's UNLESS NOTED OTHERWISE.
ALL BOUNDARY DIMENSIONS ARE IN AGREEMENT WITH PLAN 33R-19894 UNLESS NOTED OTHERWISE.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1) LOTS 1 TO 61, INCLUSIVE, BLOCKS 62 TO 65 INCLUSIVE, BLOCK 68, THE STREETS NAMELY STONE FIELD LANE AND BOWMAN DRIVE, STREET WIDENINGS NAMELY BLOCKS 66 AND 67, THE RESERVES NAMELY BLOCKS 69 TO 76 INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2) THE STREETS AND STREET WIDENING, NAMELY BLOCK 66 ARE HEREBY DEDICATED TO MUNICIPALITY OF MIDDLESEX CENTRE AS PUBLIC HIGHWAYS AND STREET WIDENING, NAMELY BLOCK 67 IS HEREBY DEDICATED TO THE CORPORATION OF THE COUNTY OF MIDDLESEX AS PUBLIC HIGHWAY.

DATED AT THE CITY OF LONDON, ONTARIO THIS 26TH DAY OF OCTOBER , 2017

1960634 ONTARIO INC.

RICHARD SIFTON
"President"

WAYNE REID
"Treasurer"

"WE HAVE THE AUTHORITY TO BIND THE CORPORATION"

CURVE TABLE						
LOT/BLOCK	CURVE No.	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
LOT 1	C1	10.000	15.710	N65°54'10"W	14.144	90°00'50"
LOT 12	C2	30.000	13.538	N86°37'05"E	13.423	25°51'20"
LOT 13	C3	30.000	2.409	N71°23'25"E	2.408	4°36'00"
LOT 33	C4	80.000	1.580	N69°39'20"E	1.580	1°07'55"
LOT 34	C5	80.000	11.330	N74°16'45"E	11.320	8°06'50"
LOT 35	C6	80.000	11.288	N82°22'40"E	11.279	8°05'05"
LOT 36	C7	80.000	11.372	N89°30'25"W	11.362	8°08'40"
LOT 37	C8	80.000	11.330	N81°22'40"W	11.320	8°06'50"
LOT 38	C9	80.000	11.330	N73°15'50"W	11.320	8°06'50"
LOT 39	C10	80.000	11.330	N65°08'55"W	11.320	8°06'50"
LOT 40	C11	80.000	13.615	N56°13'00"W	13.599	9°45'05"
	C12	50.000	20.161	N57°23'30"E	20.025	23°06'10"
LOT 41	C13	60.000	1.639	N69°52'20"E	1.639	1°33'55"
LOT 42	C14	60.000	18.968	N79°42'40"E	18.889	18°06'45"
LOT 43	C15	60.000	18.974	N82°10'20"W	18.895	18°07'10"
LOT 44	C16	60.000	19.006	N64°02'20"W	18.926	18°08'55"
LOT 45	C17	60.000	18.924	N45°55'45"W	18.845	18°04'15"
LOT 46	C18	30.000	12.097	N57°23'30"E	12.015	23°06'10"
BOWMAN DRIVE	C19	30.000	47.131	N65°54'10"W	42.431	90°00'50"
BLOCK 63	C20	30.000	31.184	N50°40'30"W	29.799	59°33'30"
BLOCK 72	C21	60.000	0.300	N37°02'10"W	0.300	0.300

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 11th DAY OF OCTOBER, 2017.

October 26, 2017
LONDON, ONTARIO

BRUCE S. BAKER
ONTARIO LAND SURVEYOR

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

AGM PLAN • SURVEY • ENGINEER
ARCHIBALD, GRAY & McKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-685-5300
EMAIL info@agm.on.ca
FAX 519-685-5303
WEB www.agm.on.ca

DRAWN BY: NORTON	DIGITAL FILE: LT16015B1EC.dwg	PLAN No: P-602
CHECKED BY: D.D.C.	COGO FILE: LT16015B1EC.dwg	
PLOT DATE: OCT 26 2017	FILE No: LT-11-24-4	

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