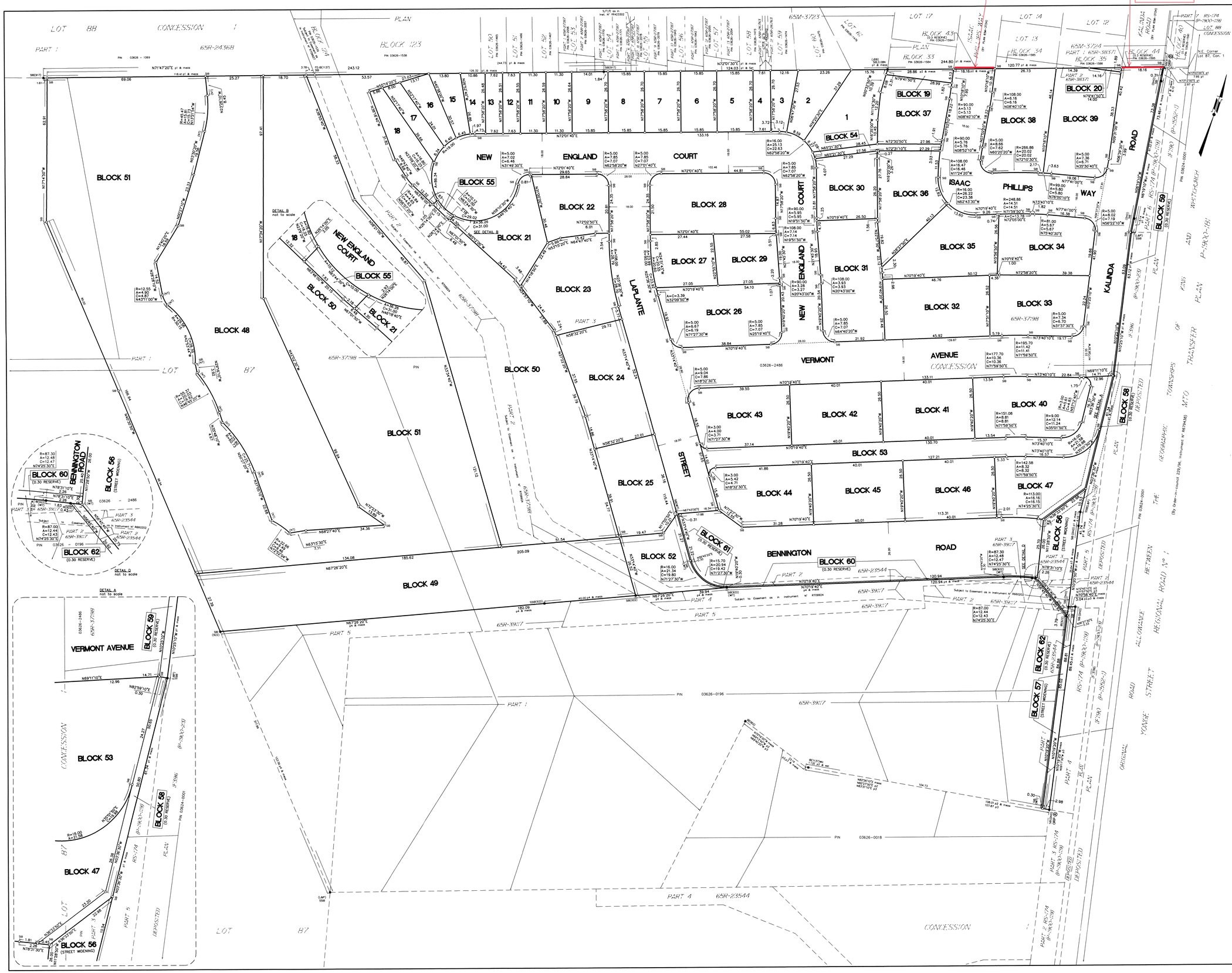
FOR INFORMATION PURPOSES ONLY



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 19th DAY OF OCTOBER, 2020.

NOVEMBER 30, 2020
NEIL A. LEGROW
ONTARIO LAND SURVEYOR

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990 THIS

..... DAY OF 2021

JASON UNGER
DIRECTOR OF PLANNING AND BUILDING SERVICES

PLAN 65M- .....

CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (N°65) AT ..... O'CLOCK ON THE

..... DAY OF 2021

AND ENTERED INTO THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 03626-2486 AND 03626-0196.

AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT N° .....

REPRESENTATIVE FOR THE LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 03626-0196 AND PART OF PIN 03626-2486.
SUBJECT TO AN EASEMENT OVER PART 2, PLAN 65R-37198 AS IN INSTRUMENT N° R709924 (AFFECTS PART OF BLOCKS 49, 50, 52, PART OF BENNINGTON ROAD, PART OF BLOCK 60 (0.30 RESERVE) AND PART OF BLOCK 61 (0.30 RESERVE)).
SUBJECT TO AN EASEMENT OVER PARTS 2 & 3, PLAN 65R-23544 AS IN INSTRUMENT N° R660202 (AFFECTS PART OF BLOCK 56 (STREET WIDENING), PART OF BLOCK 57 (STREET WIDENING) AND PART OF BLOCK 62 (0.30 RESERVE)).

PLAN OF SUBDIVISION OF PART OF LOT 87 CONCESSION 1 GEOGRAPHIC TOWNSHIP OF KING TOWN OF NEWMARKET

REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 500

10 5 0 10 20 30 Metres

LLOYD & PURCELL A DIVISION OF SCHAEFER DZALDOV BENNETT LTD.

NOTES

ALL MONUMENTS SHOWN THUS ☐ ARE PLANTED IRON BARS (IB) UNLESS OTHERWISE NOTED.

0.30 RESERVES AND 0.30 WIDE PARTS HAVE BEEN EXAGGERATED FOR CLARITY.

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

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997578.

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS #00119850292O4 AND #00820118078, UTM ZONE 17, NAD 83 (CSRS 2010).

SPECIFIED CONTROL POINTS (SCP's) UTM ZONE 17, NAD83 (CSRS 2010) COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O.REG. 216/10.		
POINT ID	NORTHING	EASTING
SCP #00119850292O4	4874083.436	622718.393
SCP #00820118078	4881708.189	626445.269
ORP A	4875486.582	622359.471
ORP B	4875810.789	622309.764
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.		

CURVE TABLE

LOT #	RADIUS	ARC	CHORD	BEARING
1	16.00	6.27	6.23	N54°49'00"W
2	16.00	8.59	8.48	N81°25'00"W
3	16.00	3.12	3.12	N77°37'10"E
14	19.00	1.97	1.97	N69°03'30"E
15	19.00	6.45	6.42	N56°22'10"E
16	19.00	6.40	6.38	N36°59'20"E
17	19.00	8.34	8.28	N14°45'00"E
BLK 26	90.00	1.07	1.07	N20°00'50"W
BLK 28	108.00	6.63	6.63	N19°43'50"W
BLK 29	108.00	0.51	0.51	N21°37'30"W
BLK 29	90.00	2.20	2.20	N21°03'20"W
BLK 30	16.00	4.07	4.05	N25°15'00"W
BLK 30	90.00	1.25	1.25	N18°22'10"W
BLK 31	90.00	4.70	4.70	N20°15'40"W
BLK 35	248.82	0.74	0.74	N70°24'40"E
BLK 35	16.00	13.60	13.20	N85°19'00"W
BLK 36	16.00	12.62	12.29	N38°22'00"W
BLK 36	108.00	11.53	11.52	N12°43'00"W
BLK 37	108.00	1.91	1.91	N07°32'30"W
BLK 38	99.00	2.17	2.17	N74°57'10"E
BLK 39	99.00	3.63	3.63	N76°38'00"E
BLK 54	108.00	3.03	3.03	N08°51'20"W
BLK 54	16.00	3.09	3.09	N38°03'50"W

LEGEND

SSIB	SHORT STANDARD IRON BAR
SIB	STANDARD IRON BAR
IB	IRON BAR
ø	ROUND
IP	IRON PIPE
meas	MEASURED
WIT	WITNESS
■	FOUND
□	SET
fd.	FOUND
NT	NOT TANGENTIAL
SCP	SPECIFIED CONTROL POINT
ORP	OBSERVED REFERENCE POINT
L&P	LLOYD & PURCELL LTD.
562	J.E.C. BUTTERFIELD O.L.S.
917	R.A. GARDEN LIMITED
922	SCHAEFFER DZALDOV BENNETT LTD.
1137	R.G. MORRISON LIMITED
OU	ORIGIN UNKNOWN
DHO	DEPARTMENT OF HIGHWAYS ONTARIO
p1	PLAN 65R-37198
p2	PLAN 65R-23544
p3	PLAN OF SURVEY BY LLOYD & PURCELL LTD. DATED MAY 3, 2007, FILED AS K1 I 87-1.
p4	PLAN 65R-39117

OWNER'S CERTIFICATE

RE: PIN 03626-2486
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 18, BOTH INCLUSIVE, BLOCKS 19 THRU 55, BOTH INCLUSIVE, STREETS NAMELY BENNINGTON ROAD, LAPLANTE STREET, NEW ENGLAND COURT, ISAAC PHILLIPS WAY, KALINDA ROAD AND VERMONT AVENUE, PART OF STREET WIDENING NAMELY BLOCK 56 LYING WITHIN THE LIMITS OF PART 3 65R-37198, AND 0.30 RESERVES NAMELY BLOCKS 58, 59, 60, 61, AND PART OF 0.30 RESERVE NAMELY BLOCK 62 LYING WITHIN THE LIMITS OF PART 3, PLAN 65R-37198, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS NAMELY BENNINGTON ROAD, LAPLANTE STREET, NEW ENGLAND COURT, ISAAC PHILLIPS WAY, KALINDA ROAD AND VERMONT AVENUE ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF NEWMARKET AS PUBLIC HIGHWAYS.

3. PART OF STREET WIDENING NAMELY BLOCK 58 LYING WITHIN THE LIMITS OF PART 3, PLAN 65R-37198 IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS PUBLIC HIGHWAY.

16250 YONGE ST. INC.

DATED THE 18th DAY OF DECEMBER, 2020.

PAUL BAILEY, VICE PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

OWNER'S CERTIFICATE

RE: PIN 03626-0196
THIS IS TO CERTIFY THAT:
1. PART OF STREET WIDENING NAMELY BLOCK 56 LYING WITHIN THE LIMITS OF PARTS 1, 2 AND 3, PLAN 65R-23544, STREET WIDENING NAMELY BLOCK 57 AND PART OF 0.30 RESERVE NAMELY BLOCK 62 LYING WITHIN THE LIMITS OF PARTS 1, 2 AND 3, PLAN 65R-23544 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. PART OF STREET WIDENING NAMELY BLOCK 56 LYING WITHIN THE LIMITS OF PARTS 1, 2 AND 3, PLAN 65R-23544 AND STREET WIDENING NAMELY BLOCK 57 ARE HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS PUBLIC HIGHWAY.

SHINING HILL HOMES (ST. JOHN'S) INC.

DATED THE 18th DAY OF DECEMBER, 2020.

PAUL BAILEY, VICE PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

LLOYD & PURCELL
A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
1228 CORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L3Y 8Z1
(905) 895-6416 Fax (905) 853-5837 E-MAIL: l_p@ontariolandsurveyors.ca
TOLL FREE 1 (855) 779-6500
WWW.ONTARIOLANDSURVEYORS.CA

CAD: RLS/DB/CG	PC: RPS	JOB: 18-217	
CALC: BI	CHK'D: NAL	FILE: K1-I-87-4	

LLOYD & PURCELL