

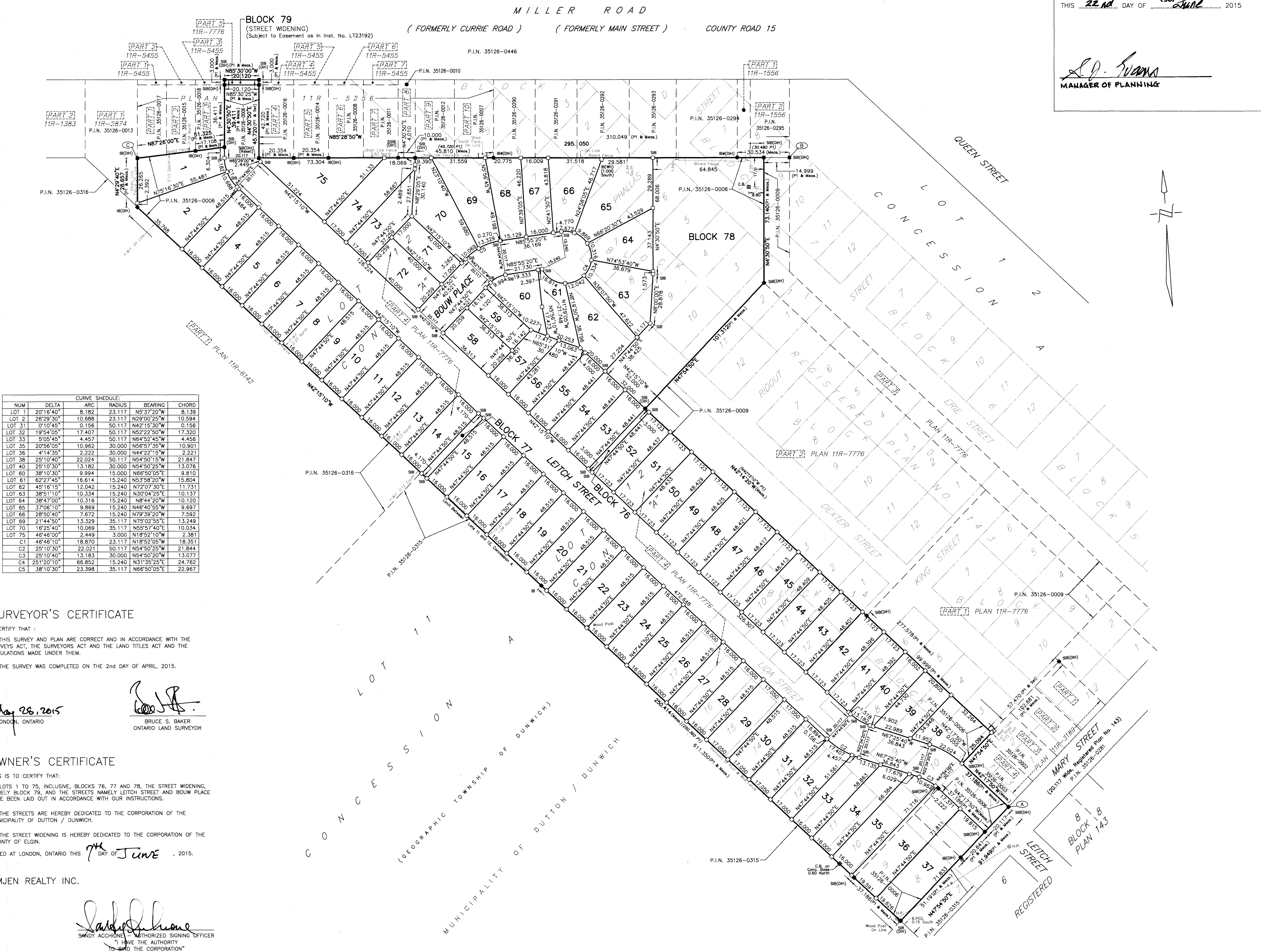
THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE CO. OF PLANNING APPROVED UNDER SECTION 51(5) OF THE PLANNING ACT R501490 THIS 22ND DAY OF JUNE, 2015

S.D. Evans
MANAGER OF PLANNING

PLAN 11M - 210

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ELGIN AT 10:04 O'CLOCK ON THE 9TH DAY OF October 2015 AND ENTERED IN THE REGISTER FOR P.I.N. 35126-0006 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. C-114416

J. H. ...
REPRESENTATIVE FOR LAND REGISTRAR



CURVE SCHEDULE:

NUM	DELTA	ARC	RADIUS	BEARING	CHORD
LOT 1	20°16'40"	8.182	23.117	N53°37'20"W	8.139
LOT 2	26°29'30"	10.888	23.117	N29°00'25"W	10.594
LOT 31	0°10'45"	0.156	50.117	N42°15'30"W	0.156
LOT 32	19°54'05"	17.407	50.117	N52°22'50"W	17.320
LOT 33	5°05'45"	4.457	50.117	N64°52'45"W	4.456
LOT 35	20°56'05"	10.962	30.000	N56°57'35"W	10.901
LOT 36	4°14'35"	2.222	30.000	N44°22'15"W	2.221
LOT 38	25°10'40"	22.024	50.117	N54°50'15"W	21.847
LOT 40	25°10'30"	13.182	30.000	N54°50'25"W	13.076
LOT 60	38°10'30"	9.994	15.000	N66°50'05"E	9.810
LOT 61	62°27'45"	16.614	15.240	N53°58'20"W	15.804
LOT 62	45°16'15"	12.042	15.240	N77°07'30"E	11.731
LOT 63	38°51'10"	10.334	15.240	N30°04'25"E	10.137
LOT 64	38°47'00"	10.316	15.240	N8°44'20"W	10.120
LOT 65	37°06'10"	9.869	15.240	N46°40'55"W	9.697
LOT 66	28°50'40"	7.672	15.240	N79°39'20"W	7.592
LOT 69	21°44'50"	13.329	35.117	N75°02'55"E	13.249
LOT 70	16°25'40"	10.069	35.117	N55°57'40"E	10.034
LOT 75	46°46'00"	2.449	3.000	N18°52'10"W	2.381
C1	46°46'10"	18.870	23.117	N18°52'05"W	18.351
C2	25°10'30"	22.021	50.117	N54°50'25"W	21.844
C3	25°10'40"	13.183	30.000	N54°50'20"W	13.077
C4	25°12'01"	66.852	15.240	N31°35'25"E	24.762
C5	38°10'30"	23.398	35.117	N66°50'05"E	22.967

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 2ND DAY OF APRIL, 2015.

May 28, 2015
LONDON, ONTARIO

Bruce S. Baker
BRUCE S. BAKER
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 75, INCLUSIVE, BLOCKS 76, 77 AND 78, THE STREET WIDENING, NAMELY BLOCK 79, AND THE STREETS NAMELY LEITCH STREET AND BOW PLACE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE MUNICIPALITY OF DUTTON / DUNWICH.
- THE STREET WIDENING IS HEREBY DEDICATED TO THE CORPORATION OF THE COUNTY OF ELGIN.

DATED AT LONDON, ONTARIO THIS 7TH DAY OF JUNE, 2015.

AMJEN REALTY INC.

Sandy Achon
SANDY ACHON, AUTHORIZED SIGNING OFFICER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

THIS PLAN COMPRISES ALL OF P.I.N. 35126-0006
ALL OF BLOCK 79 IS SUBJECT TO EASEMENT AS IN INST. No. LT23192

PLAN OF SUBDIVISION
OF PART OF
LOTS 7, 8 AND 9
BLOCK 7
OF PART OF
LOTS 2, 3 AND 11
BLOCK 11
OF PART OF
LOTS 1, 2, 5, 6 AND 7
BLOCK 12
OF PART OF
LOTS 2, 3, 4, 5, 6, 11 AND 12
BLOCK 13
OF PART OF
LOTS 1, 2 AND 3
BLOCK 14
OF PART OF
LOTS 8, 9, 10, 11, 12, 13,
14, 15, 16 AND 17
WEST OF LIDA STREET
OF PART OF
DEXTER, ERIE, PHALLAS AND KING STREETS
OF ALL OF
LIDA STREET
REGISTERED PLAN No. 143
(FORMER VILLAGE OF DUTTON)
OF PART OF
LOT 12, CONCESSION 'A'
(GEOGRAPHIC TOWNSHIP OF DUNWICH)
IN THE
MUNICIPALITY OF
DUTTON/DUNWICH
COUNTY OF ELGIN

SCALE 1:1000
20 15 10 5 0 20 40 60
SCALE IN METRES

2015
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

TOTAL SITE AREA:
8.80 Ha.

MONUMENTATION NOTE:
ALL SET BARS ARE IBS UNLESS OTHERWISE NOTED.

LEGAL LEGEND

■	DENOTES MONUMENT FOUND
□	DENOTES MONUMENT SET
SSB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
WIT	DENOTES WITNESS
AGM	DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
FKS	DENOTES F.K.S. LAND SURVEYING
DH	DENOTES D. I. HOUGHTON, O.L.S.
P1	DENOTES PLAN 11R-7776

UTM GRID NOTES
BEARINGS ARE U.T.M. GRID IN NAD83 (CSRS) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.9999926049.

U.T.M. ZONE 17, NAD83 (CSRS) GRID COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
A	4723283.901	4584455.106
B	4723683.050	4583598.026
C	4723713.098	457978.230

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

FOR BEARING COMPARISONS, A ROTATION OF 00°23'50" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 11R-1776.

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

AGM ARCHIBALD, GRAY & MCKAY LTD.
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PHONE: 519-685-5300 FAX: 519-685-5303
EMAIL: info@agm.on.ca WEB: www.agm.on.ca

PLAN No. P-594

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