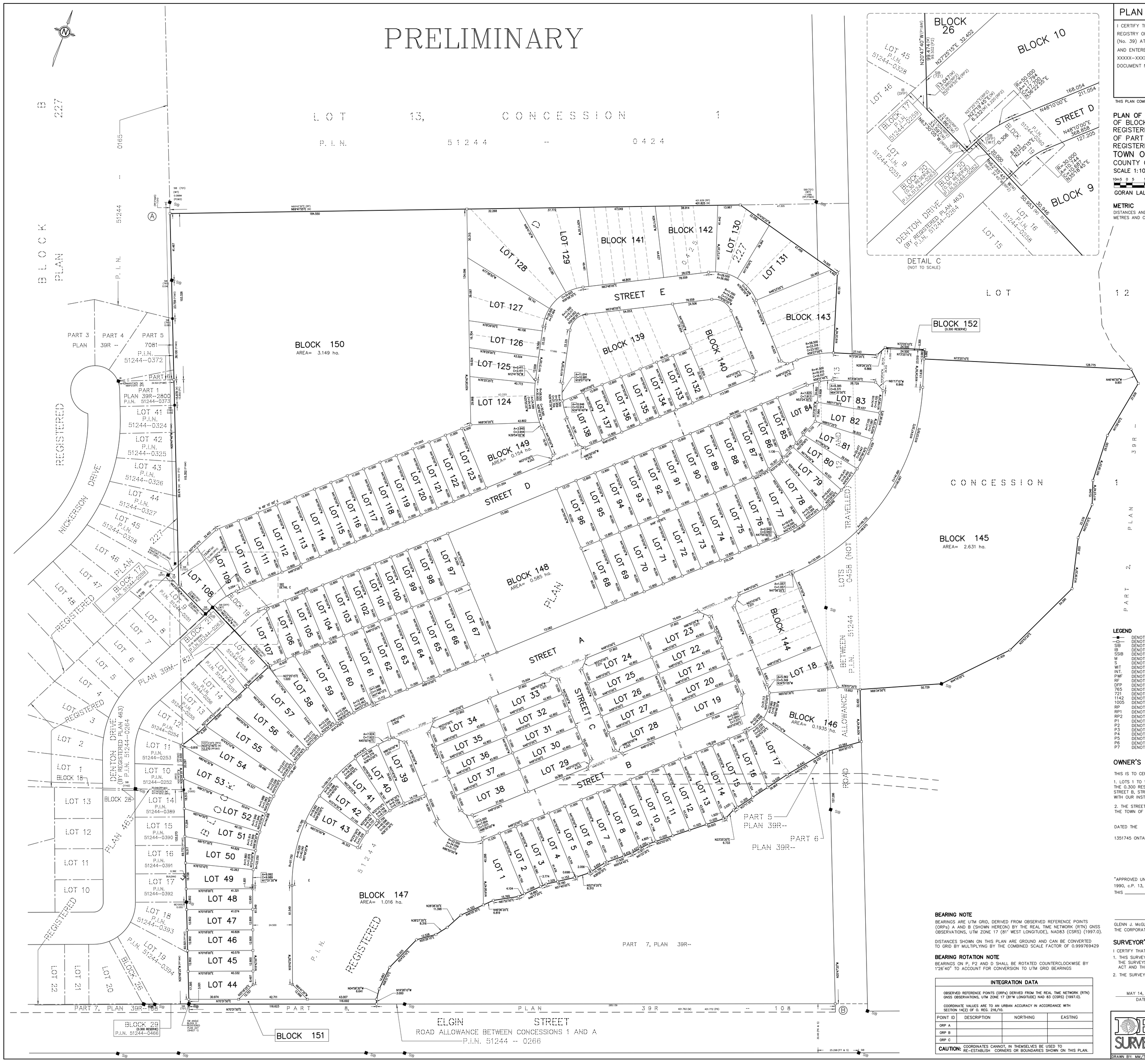
PRELIMINARY



PLAN 39M– DRAFT

I CERTIFY THAT THIS PLAN 39M–_____ IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORTHUMBERLAND (No. 39) AT _____ O'CLOCK ON THE _____ DAY OF_____, 2019 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER XXXXX–XXXX AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____.

_____
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF P.I.N. 51244–0425

PLAN OF SUBDIVISION
OF BLOCK 19
REGISTERED PLAN 39M–821 AND
OF PART OF BLOCK D
REGISTERED PLAN 227
TOWN OF COBOURG
COUNTY OF NORTHUMBERLAND

SCALE 1:1000

10m 5 0 5 15 25 60 metres

GORAN LALE, B.Sc., O.L.S., O.L.I.P.

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

LEGEND

—■—	DENOTES SURVEY MONUMENT FOUND
—□—	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
M	DENOTES MEASURED
S	DENOTES SET
WIT	DENOTES WITNESS
INT.	DENOTES ESTABLISHED BY INTERSECTION
PWF	DENOTES POST & WIRE FENCE
RF	DENOTES RAIL FENCE
DFP	DENOTES DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.
765	DENOTES G.T. HORTON, O.L.S.
721	DENOTES JOHN LEONARD SYLVESTER, O.L.S.
1142	DENOTES K.F. LASHLEY, O.L.S.
1005	DENOTES DONEVAN & FLEISCHMANN CO. LTD., O.L.S.
RP	DENOTES REGISTERED PLAN 227 (SHEET 1)
RP1	DENOTES REGISTERED PLAN 463
RP2	DENOTES REGISTERED PLAN 39M–821
P1	DENOTES PLAN 39R–6708
P2	DENOTES PLAN 39R–2800
P3	DENOTES PLAN 39R–7081
P4	DENOTES PLAN 39R–2207
P5	DENOTES SRPR BY H.F. GRANDER, O.L.S., DATED APRIL 20, 2015
P6	DENOTES PLAN 39R–108
P7	DENOTES PLAN 39R–107

OWNER'S CERTIFICATE

THIS IS TO CERTIFY

1. LOTS 1 TO 138 (BOTH INCLUSIVE), BLOCKS 139 TO 151 (BOTH INCLUSIVE), THE 0.300 RESERVE NAMELY BLOCK 152 AND THE STREETS NAMELY STREET A, STREET B, STREET C AND STREET D HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF COBOURG AS A PUBLIC HIGHWAY.

DATED THE DAY OF , 2019.

1351745 ONTARIO LTD.

_____
BRUCE RONDEAU
I HAVE THE AUTHORITY TO BIND THE CORPORATION

"APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O., 1990, c.P. 13,
THIS _____ DAY OF _____, 2019

_____
GLENN J. McGLASHON, Manager of Planning Services
THE CORPORATION OF THE TOWN OF COBOURG"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE ____ DAY OF _____ , 2019.

MAY 14, 2019
DATE

DRAFT
GORAN LALE, B.Sc.,
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORPs) A AND B (SHOWN HEREON) BY THE REAL TIME NETWORK (RTN) GNSS OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83 (CSRS) (1997.0).

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999769429

BEARING ROTATION NOTE

BEARINGS ON P, P2 AND D SHALL BE ROTATED COUNTERCLOCKWISE BY 1°26'40" TO ACCOUNT FOR CONVERSION TO UTM GRID BEARINGS

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM THE REAL TIME NETWORK (RTN) GNSS OBSERVATIONS, UTM ZONE 17 (81°W LONGITUDE) NAD 83 (CSRS) (1997.0).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG. 216/10.

POINT ID	DESCRIPTION	NORTHING	EASTING
ORP A			
ORP B			
ORP C			

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

DFP SURVEYORS
DONEVAN FLEISCHMANN PETRICH LTD.
ONTARIO LAND SURVEYORS
SUITE 1, 1101 BOUNDARY ROAD
OSHAWA ONT., L1J 8P8
PH – (905) 725–4795 1–888–743–2222
FAX – (905) 725–9957

DRAWN BY: MM/TD | CHECKED BY: GL | SCALE: 1:1000 | SHEET: 36"X44" | JOB No. 2018–162–4