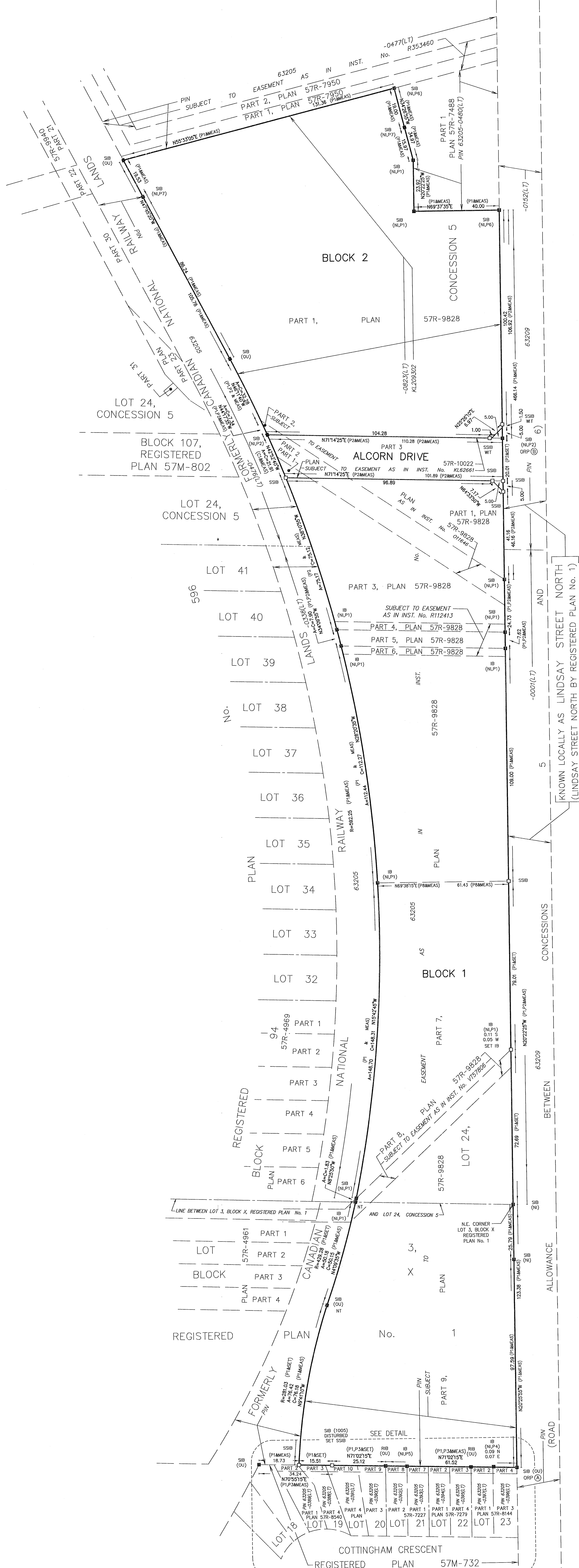
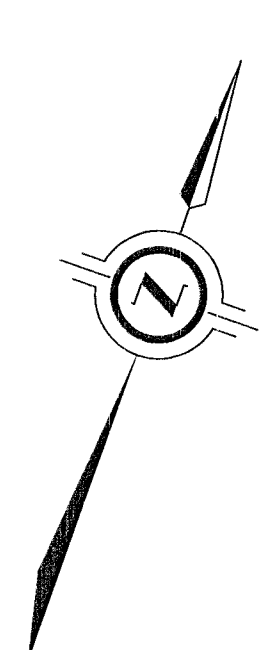




PLAN 57M-815

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF VICTORIA (No. 57) AT 13:31 O'CLOCK ON THE 21st DAY OF June, 2024 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 63205-0823(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. KL-216475

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 63205-0823(LT)

PART OF BLOCK 1: SUBJECT TO EASEMENT AS IN INST. No. 011646 OVER PART 2 ON PLAN 57R-9828.

PART OF ALCON DRIVE: SUBJECT TO EASEMENT AS IN INST. No. 011646 OVER PART 2 ON PLAN 57R-10022.

PART OF BLOCK 1: SUBJECT TO EASEMENT AS IN INST. No. V757806 OVER PART 8 ON PLAN 57R-9828.

PART OF BLOCK 1: SUBJECT TO EASEMENT AS IN INST. No. R112413 OVER PARTS 1, 2 AND 3 ON PLAN 57R-10022.

PART OF ALCON DRIVE: SUBJECT TO EASEMENT AS IN INST. No. KL62661 OVER PARTS 1, 2 AND 3 ON PLAN 57R-10022.

PART OF BLOCK 2: SUBJECT TO EASEMENT AS IN INST. No. 011646 OVER PART 2 ON PLAN 57R-9828.

ALL OF BLOCK 1, BLOCK 2 AND ALCON DRIVE: SUBJECT TO EASEMENT AS IN INST. No. KL209302 OVER PARTS 1 TO 9 (BOTH INCLUSIVE) ON PLAN 57R-9828.

PLAN OF SUBDIVISION OF
PART OF LOT 3, BLOCK X
REGISTERED PLAN No. 1
AND
PART OF LOT 24
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF OPS
CITY OF KAWARTHA LAKES

SCALE 1 : 750

COE FISHER CAMERON, A DIVISION OF 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 - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:

1. BLOCKS 1, 2 AND THE STREET NAMED ALCON DRIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF KAWARTHA LAKES AS PUBLIC HIGHWAY.

DATED THIS 15th DAY OF Feb, 2024

FERNBROOK HOMES (LINDSAY 2021) LTD.

DANNY SALVATORE - DIRECTOR

I HAVE THE AUTHORITY TO BIND THE CORPORATION

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999981.

FOR BEARING COMPARISONS, A ROTATION OF 1°34'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P1, P3, P4 AND P8.

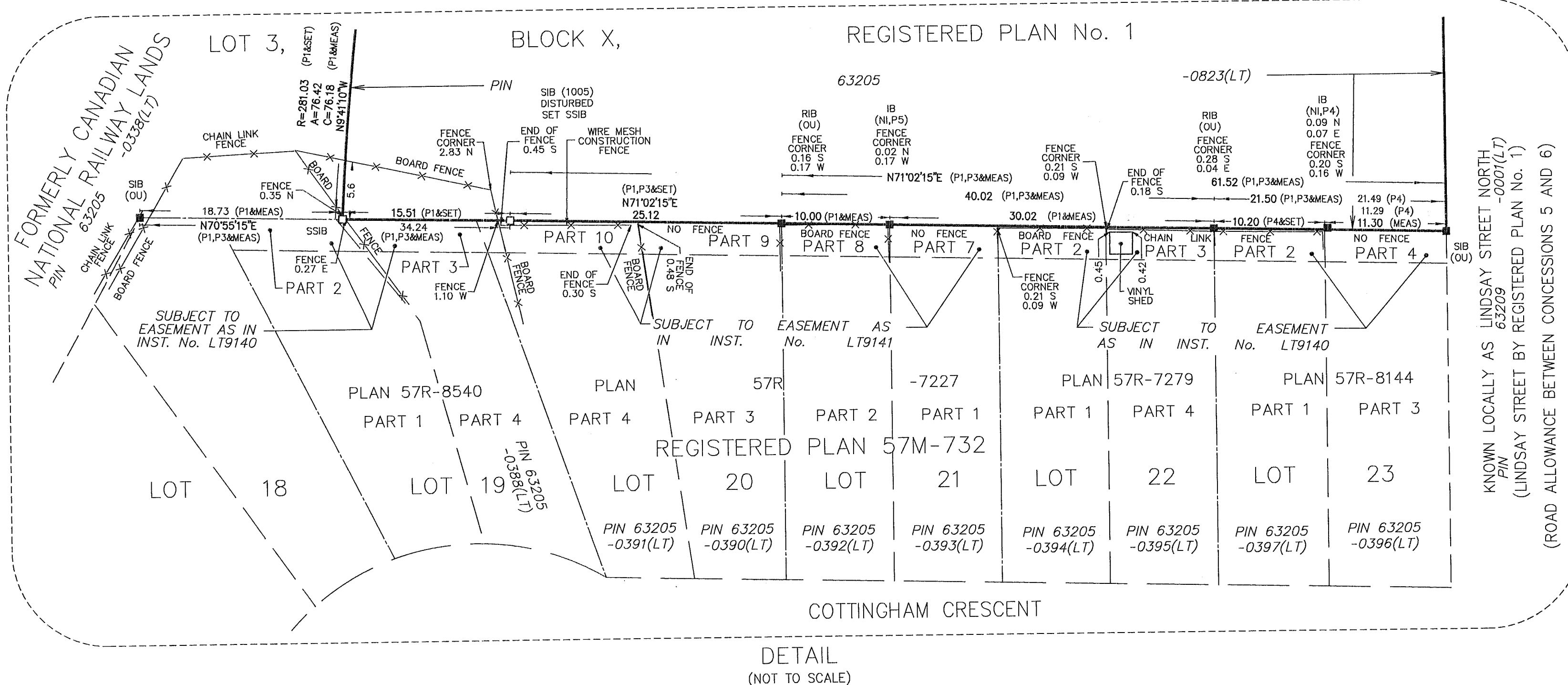
INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	679 924.81	4 915 496.57
ORP (B)	679 756.68	4 915 948.93

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

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 482.62 N20°23'20" W

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
873	DENOTES W.A. BENNINGER, O.L.S.
902	DENOTES COE, FISHER, CAMERON, O.L.S.
1005	DENOTES DONEVAN & FLEISCHMANN, O.L.S.
1118	DENOTES E.G. CURRIE, O.L.S.
1156	DENOTES W.D. FISHER, O.L.S.
1183	DENOTES H.F. GRANGER, O.L.S.
NI	DENOTES NOT IDENTIFIED
OU	DENOTES ORIGIN UNKNOWN
P1	DENOTES PLAN 57R-9828
P2	DENOTES PLAN 57R-10022
P3	DENOTES REGISTERED PLAN 57M-732
P4	DENOTES PLAN 57R-8144
P5	DENOTES PLAN 57R-7227
P6	DENOTES PLAN 57R-7488
P7	DENOTES PLAN 57R-8608
P8	DENOTES PLAN 57R-456
C1	DENOTES CALCULATED FROM PLAN 57R-10022
MEAS	DENOTES MEASURED
NT	DENOTES NON-TANGENTIAL
WT	DENOTES WITNESS

ALL SET SSB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 525/91.



APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13.

THIS 14th DAY OF June, 2024

DIRECTOR OF DEVELOPMENT SERVICES
CITY OF KAWARTHA LAKES

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 DECEMBER 8th, 2023.

JANUARY 16, 2024
DATE

M. Sharma
MARTINA A. HANNA
TARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER V41469

COE FISHER CAMERON
LAND SURVEYORS
GIS

A Division of J.D. Barnes Limited
3 COMMERCIAL PLACE, UNIT 201, LINDSAY, ON K9V 0N5
T: (705) 324-4152 F: (705) 324-9808 www.jdbarnes.com

DRAWN BY: DHT/DBR CHECKED BY: MAH REFERENCE NO.: 17-17-341-05

ROUTED: 01/16/2024 DATED: 01/16/2024