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

DETAIL 'A'
NOT TO SCALE

PLAN 65M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION NO. 65 AT _____ O'CLOCK ON THE ____ DAY OF _____, 2018 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER NO. _____ AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. _____

_____
Representative For Land Registrar

NOTE: THIS PLAN COMPRISES PART OF PINS 03642-4027, 03642-4028 AND 03642-3500.

PLAN OF SUBDIVISION OF
PART OF BLOCK 6 REGISTERED PLAN 65M-3819 AND PART OF LOTS 23 AND 24 CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH, COUNTY OF YORK)
NOW IN THE
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
SCALE 1:1000

0 20 40 60 80 100 METRES

SCHAEFFER DZALDOV BENNETT LTD.

NOTES

☐ IW	DENOTES	STANDARD IRON BAR PLANTED
IB	=	IRON BAR PLANTED
☐	=	STANDARD IRON BAR
SSIB	=	SHORT STANDARD IRON BAR
IB	=	IRON BAR
P1	=	PLAN 65R-34509
P2	=	PLAN 65R-35790
P3	=	REGISTERED PLAN 65M-3819
P4	=	KEN S. BUNTON, O.L.S. FIELD WORK DATED DECEMBER 21, 1995
P5	=	PLAN 65R-13184
P6	=	PLAN 65R-13184
P8	=	EXPROPRIATION PLAN A47180A AND FIELD NOTES
P7	=	PLAN 65R-30189
W2	=	SCHAEFFER DZALDOV BENNETT LTD.
1525	=	D.G. BIGGAR, O.L.S.
M&C	=	McMINN & CARMICHAEL LTD.
HJV	=	HOLDING JONES VANDERVEEN INC
1775	=	J.D. BARNES LTD.
1183	=	H.F. GRANDAL, O.L.S.
1574	=	G.K. JENKINS, O.L.S.
MTO	=	MINISTRY OF TRANSPORTATION OF ONTARIO
M	=	MEASURED
C	=	CALC.
WIT	=	WITNESS
PWF	=	POST AND WIRE FENCE
RF	=	RAIL FENCE
BF	=	BOARD FENCE

0.30 RESERVES HAVE BEEN EXAGGERATED FOR CLARITY.
BOUNDARY ALONG LESLIE STREET HAS BEEN EXAGGERATED FOR CLARITY.

TOTAL AREA OF SUBDIVISION = 76.5917 ha.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS 2 AND 4 BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999753.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID.	NORTHING	EASTING
ORP 2	4875800.373	626503.594
ORP 4	4875503.714	626552.437

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

OWNER'S CERTIFICATE
PIN 03642-4027
THIS IS TO CERTIFY THAT:

1. BLOCKS 1 TO 6, BOTH INCLUSIVE, BLOCKS 15, 16, 17, 18, 25, 27 AND 34, PART OF BLOCKS 14, 19, 25, 28, 33 AND 35, STREETS, NAMELY PART OF ADDISON HALL CIRCLE AND MONARCH PARK GATE, THE STREET WIDENING, NAMELY PART OF BLOCK 36 AND 0.30 RESERVES, NAMELY BLOCK 37 AND PART OF BLOCK 38, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF AURORA AS PUBLIC HIGHWAYS.
3. THE STREET WIDENING IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS A PUBLIC HIGHWAY.

DATED THE _ _ _ DAY OF _ _ _ _ _ _ ,2016.

2351528 ONTARIO LIMITED

_____
RICHARD GOLDBERG – PRESIDENT
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

OWNER'S CERTIFICATE
PIN 03642-4028
THIS IS TO CERTIFY THAT:

1. BLOCKS 7 TO 13, BOTH INCLUSIVE, BLOCKS 20, 21, 22, 23, 24, 29, 30, 31 AND 32 PART OF BLOCKS 14, 19, 25, 28, 33 AND 35, STREETS, NAMELY FIRST COMMERCE DRIVE AND PART OF MONARCH PARK GATE AND ADDISON HALL CIRCLE AND THE STREET WIDENING, NAMELY PART OF BLOCK 36 AND 0.30 RESERVES, NAMELY BLOCK 38 AND PART OF BLOCK 39, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE DEDICATED TO THE CORPORATION OF THE TOWN OF AURORA AS PUBLIC HIGHWAYS.
3. THE STREET WIDENING IS DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS A PUBLIC HIGHWAY.

DATED THE _ _ _ DAY OF _ _ _ _ _ _ ,2018.

AURORA–LESLIE DEVELOPMENTS LIMITED

_____
RICHARD GOLDBERG – PRESIDENT
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF ,2018.

DATE:

_____
DAN DZALDOV
ONTARIO LAND SURVEYOR

APPROVED UNDER SECTION 51 OF THE PLANNING ACT R.S.O., 1990 AS AMENDED
THIS DAY OF _ _ _ DAY OF _ _ _ _ _ _ _ 2017.

_____
DIRECTOR OF PLANNING AND DEVELOPMENT
TOWN OF AURORA

CURVE TABLE				
NUM	ARC	RADIUS	BEARING	CHORD
C1	4.361	105.000	N19°44'15"E	4.361
C2	5.192	125.000	N19°46'35"E	5.191
C3	16.619	130.000	N14°05'35"E	16.607
C4	12.784	100.000	N14°55'25"E	12.775
C5	27.389	300.000	N14°51'47"E	27.379
C6	29.489	353.000	N74°01'45"E	29.478
C7	31.832	295.000	N74°42'25"E	31.818
C8	21.523	295.000	N82°52'35"E	21.517
C9	25.153	16.000	N28°24'05"E	22.627
C10	6.136	4.250	N69°48'15"E	5.617
C11	24.468	16.000	N69°46'35"E	22.153
C12	23.425	16.000	N69°36'45"E	21.386
C13	1.043	16.000	N22°50'05"E	1.043
C14	10.568	15.000	N2°22'55"E	10.569
C15	25.133	16.000	N28°24'05"E	22.627
C16	25.133	16.000	N61°35'55"W	22.627

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL:(416)987-0101

CALC. SL | DRAWN ACAD/LW | CHECKED | SCALE 1:1000 | JOB NO. 13-267-OS1

JULY 13, 2018