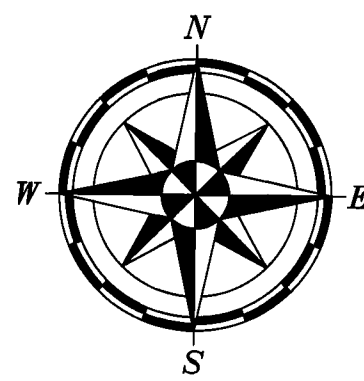


# Old Towne Gateway Estates



**PLAN OF SUBDIVISION OF**  
**PART OF LOT 1-PLAN M-96 (CONFIRMED BY 30BA1693)**  
**AND**  
**LOT 1-PLAN M-88 (CONFIRMED BY 30BA1685)**  
**IN THE**  
**TOWNSHIP OF WEST LINCOLN**  
**REGIONAL MUNICIPALITY OF NIAGARA**  
 SCALE 1:1000  
 0 10 20 30 40 50 metres  
**B.J. CLARKE O.L.S.**

**PLAN 30M-446**

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA NORTH (30) AT 10:07 O'CLOCK ON THE 7<sup>th</sup> DAY OF August, 2018 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. NR488114

**K. EPP**  
 REPRESENTATIVE FOR  
 LAND REGISTRAR

APPROVED UNDER SECTION 51 OF THE PLANNING ACT

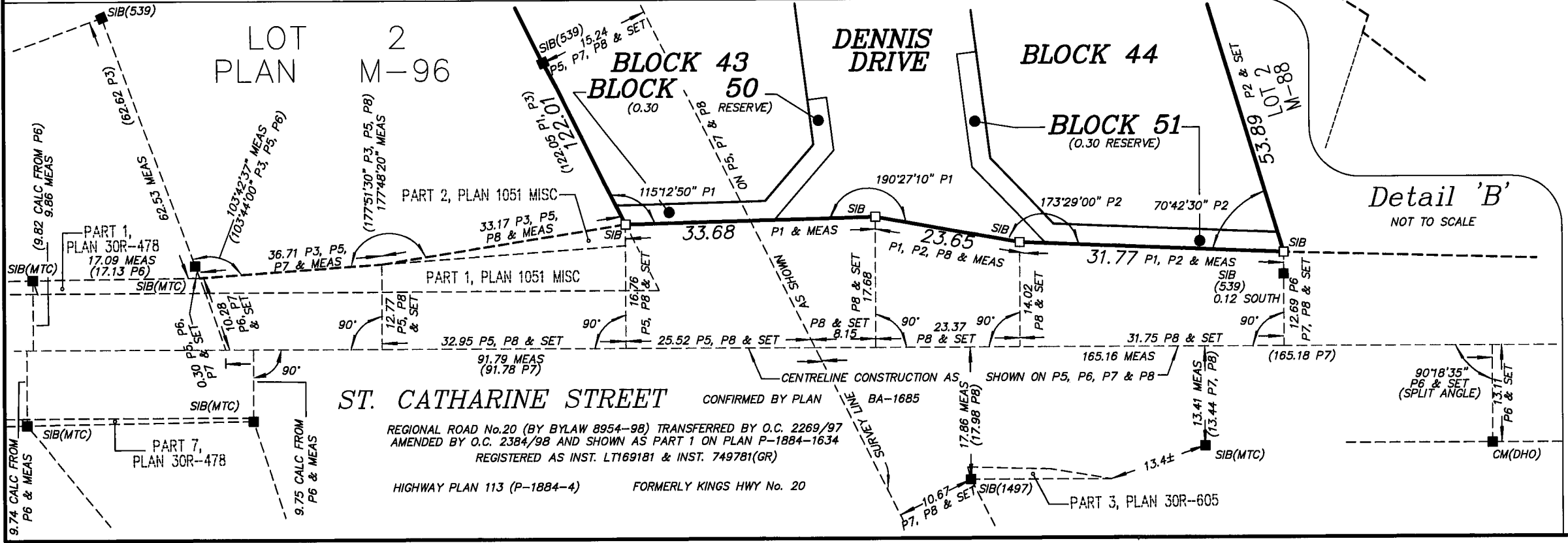
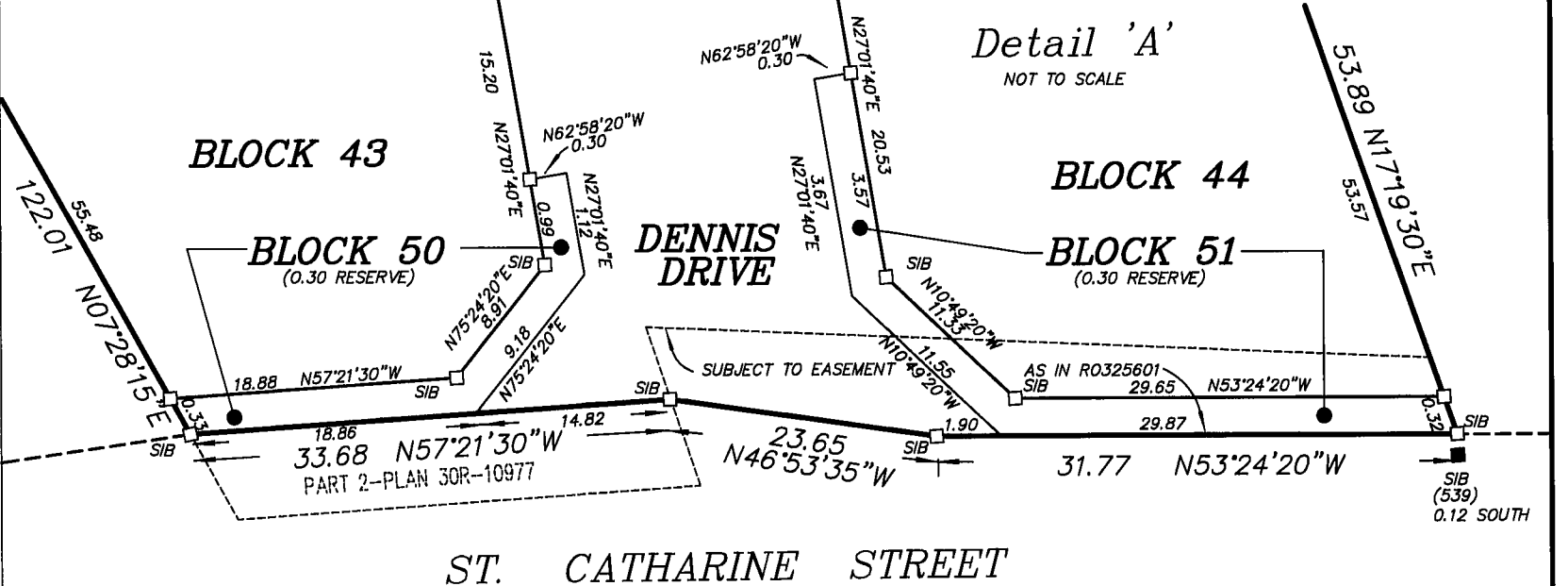
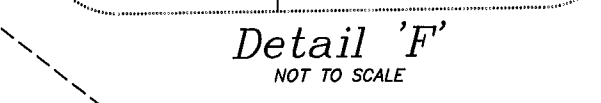
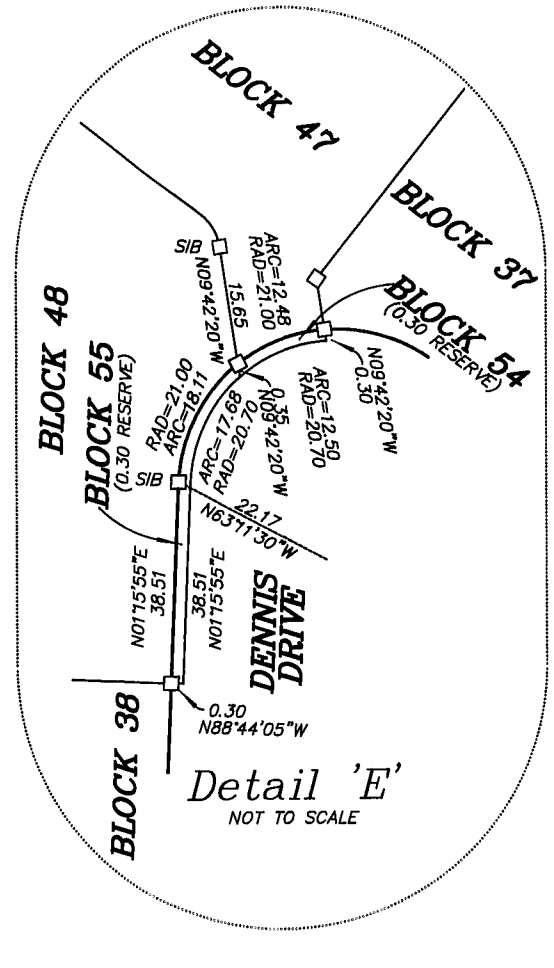
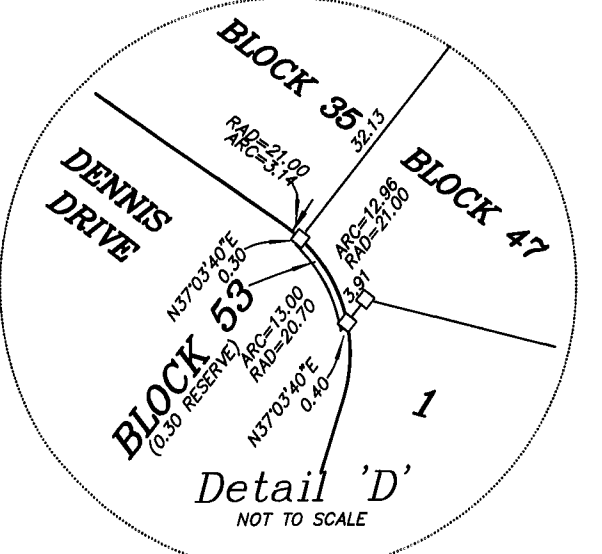
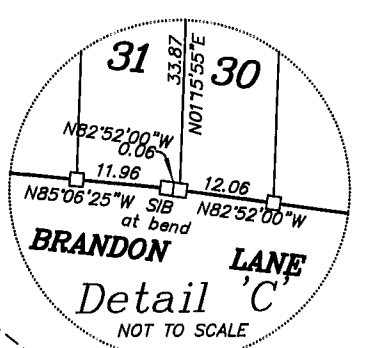
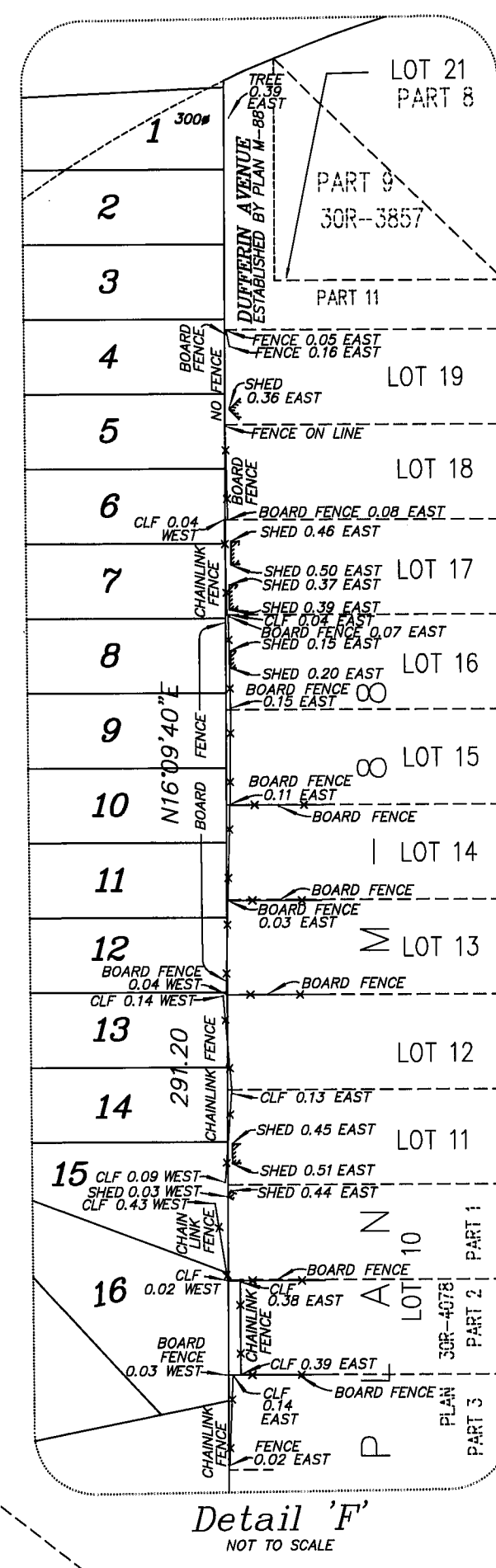
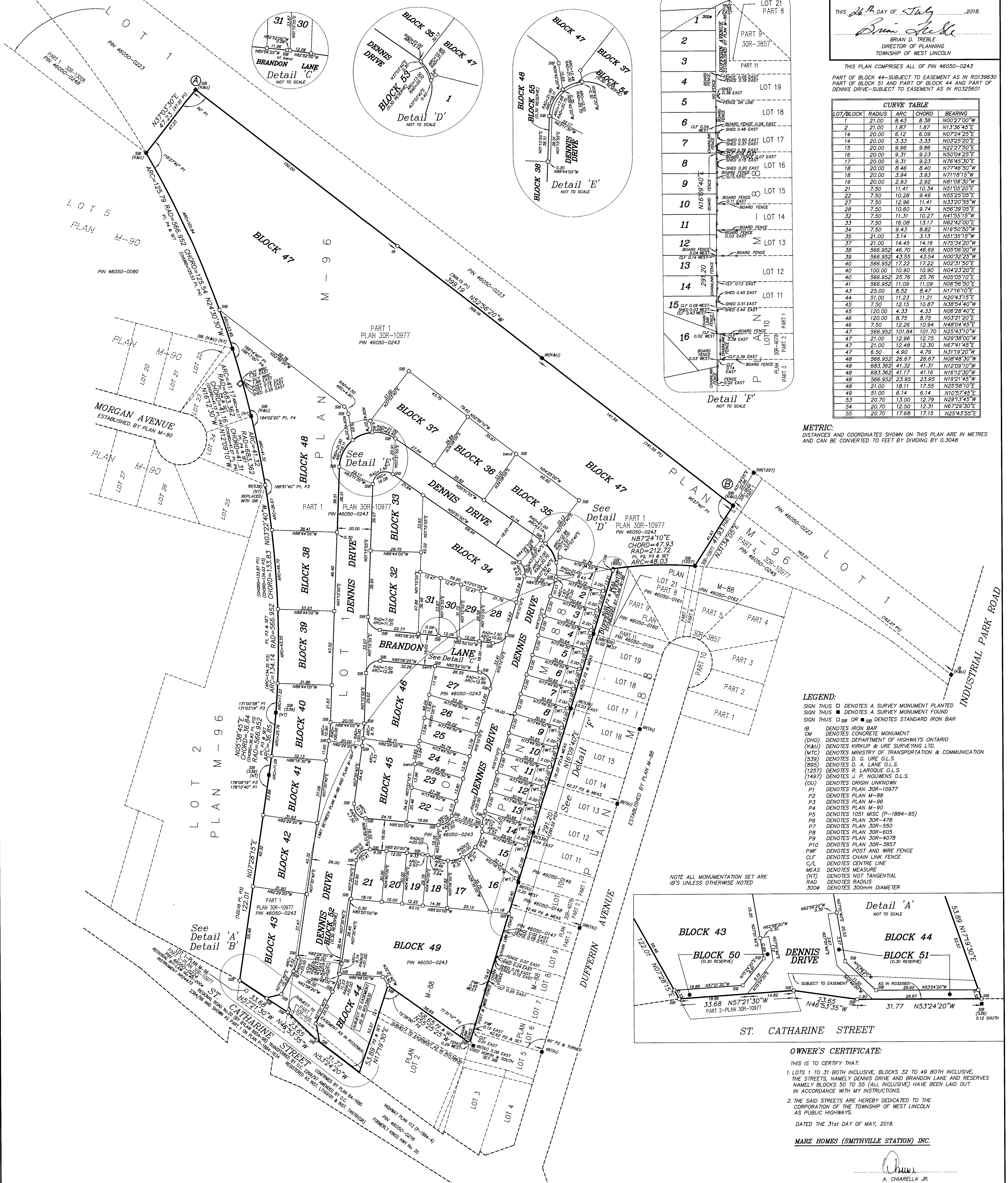
THIS 26<sup>th</sup> DAY OF July, 2018.

*Brian D. Treble*  
**BRIAN D. TREBLE**  
 DIRECTOR OF PLANNING  
 TOWNSHIP OF WEST LINCOLN

THIS PLAN COMPRISES ALL OF PIN 46050-0243  
 PART OF BLOCK 44-SUBJECT TO EASEMENT AS IN R0139630  
 PART OF BLOCK 51 AND PART OF BLOCK 44 PART OF DENNIS DRIVE-SUBJECT TO EASEMENT AS IN R0325601

| CURVE TABLE |         |        |        |             |
|-------------|---------|--------|--------|-------------|
| LOT/BLOCK   | RADIUS  | ARC    | CHORD  | BEARING     |
| 1           | 21.00   | 8.43   | 8.38   | N00°27'00"W |
| 2           | 21.00   | 1.87   | 1.87   | N13°36'45"E |
| 14          | 20.00   | 6.12   | 6.09   | N07°24'25"E |
| 14          | 20.00   | 3.33   | 3.33   | N03°23'20"E |
| 15          | 20.00   | 9.96   | 9.86   | N22°27'00"E |
| 16          | 20.00   | 9.31   | 9.23   | N50°04'25"E |
| 17          | 20.00   | 9.31   | 9.23   | N76°45'30"E |
| 18          | 20.00   | 8.46   | 8.40   | N77°46'50"W |
| 18          | 20.00   | 3.94   | 3.93   | N71°18'15"W |
| 19          | 20.00   | 2.93   | 2.92   | N67°00'30"W |
| 21          | 7.50    | 11.41  | 10.34  | N51°05'20"E |
| 22          | 7.50    | 10.28  | 9.49   | N55°25'05"E |
| 27          | 7.50    | 12.96  | 11.41  | N33°20'55"W |
| 28          | 7.50    | 10.60  | 9.74   | N56°39'05"E |
| 32          | 7.50    | 11.31  | 10.27  | N41°55'15"W |
| 33          | 7.50    | 16.08  | 13.17  | N02°31'55"E |
| 34          | 100.00  | 10.60  | 10.90  | N04°23'20"E |
| 40          | 566.952 | 25.76  | 25.76  | N05°05'10"E |
| 41          | 566.952 | 11.09  | 11.09  | N06°56'50"E |
| 43          | 25.00   | 8.82   | 8.47   | N17°16'10"E |
| 44          | 51.00   | 11.23  | 11.21  | N20°43'15"E |
| 45          | 7.50    | 12.15  | 10.87  | N38°54'40"W |
| 45          | 120.00  | 4.33   | 4.33   | N08°28'40"E |
| 46          | 120.00  | 8.75   | 8.75   | N03°21'20"E |
| 46          | 7.50    | 12.26  | 10.94  | N48°04'45"E |
| 47          | 566.952 | 101.84 | 101.70 | N25°43'10"W |
| 47          | 21.00   | 12.96  | 12.75  | N29°38'00"W |
| 47          | 21.00   | 12.48  | 12.30  | N67°41'45"E |
| 47          | 6.82    | 4.90   | 4.79   | N31°19'20"W |
| 48          | 566.952 | 26.67  | 26.67  | N08°48'30"W |
| 48          | 683.362 | 41.32  | 41.31  | N12°09'10"W |
| 48          | 566.952 | 23.95  | 23.95  | N19°21'45"W |
| 48          | 21.00   | 18.11  | 17.55  | N25°58'10"E |
| 49          | 51.00   | 6.14   | 6.14   | N10°57'45"E |
| 53          | 20.70   | 13.00  | 12.79  | N28°13'45"W |
| 54          | 20.70   | 12.50  | 12.31  | N67°29'30"E |
| 55          | 20.70   | 17.68  | 17.15  | N25°43'55"E |

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



- LEGEND:**
- SIGN THIS □ DENOTES A SURVEY MONUMENT PLANTED
  - SIGN THIS ■ DENOTES A SURVEY MONUMENT FOUND
  - SIGN THIS □ OR ■ OR ■ DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CM DENOTES CONCRETE MONUMENT
  - (DHO) DENOTES DEPARTMENT OF HIGHWAYS ONTARIO
  - (K&U) DENOTES KIRKUP & URE SURVEYING LTD.
  - (MTC) DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATION (539)
  - (539) DENOTES D. C. URE O.L.S.
  - (895) DENOTES D. A. LANE O.L.S.
  - (1257) DENOTES R. LAROCQUE O.L.S.
  - (1497) DENOTES J. P. NOUWENS O.L.S.
  - (OU) DENOTES ORIGIN UNKNOWN
  - P1 DENOTES PLAN 30R-10977
  - P2 DENOTES PLAN M-88
  - P3 DENOTES PLAN M-96
  - P4 DENOTES PLAN M-90
  - P5 DENOTES 1051 MISC (P-1884-95)
  - P6 DENOTES PLAN 30R-478
  - P7 DENOTES PLAN 30R-550
  - P8 DENOTES PLAN 30R-605
  - P9 DENOTES PLAN 30R-4078
  - P10 DENOTES PLAN 30R-3857
  - PWF DENOTES POST AND WIRE FENCE
  - CLF DENOTES CHAIN LINK FENCE
  - C/L DENOTES CENTRE LINE
  - MEAS DENOTES MEASURE
  - (NT) DENOTES NOT TANGENTIAL
  - RAD DENOTES RADIUS
  - 300# DENOTES 300mm DIAMETER

**OWNER'S CERTIFICATE:**  
 THIS IS TO CERTIFY THAT:  
 1. LOTS 1 TO 31 BOTH INCLUSIVE, BLOCKS 32 TO 49 BOTH INCLUSIVE, THE STREETS, NAMELY DENNIS DRIVE AND BRANDON LANE AND RESERVES NAMELY BLOCKS 50 TO 55 (ALL INCLUSIVE) HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.  
 2. THE SAID STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AS PUBLIC HIGHWAYS.  
 DATED THE 31st DAY OF MAY, 2018.  
**MARZ HOMES (SMITHVILLE STATION) INC.**

*A. Chiarella Jr.*  
**A. CHIARELLA JR.**  
 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 SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 22nd DAY OF MAY, 2018  
 MAY 31, 2018  
 DATE *B.J. Clarke*  
**B. J. CLARKE**  
 ONTARIO LAND SURVEYOR

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, (81 DEGREES LONGITUDE) NAD83 ORIGINAL. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980

| OBSERVED REFERENCE POINTS: | UTM ZONE 17, NAD83 ORIGINAL | COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10 |
|----------------------------|-----------------------------|--|
| POINT ID                   | NORTHING                    | EASTING  |
| (A)                        | 4773042.390                 | 618640.284   |
| (B)                        | 4772801.839                 | 618958.800   |

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

FOR BEARINGS COMPARISONS, A ROTATION OF 00°59'40" COUNTERCLOCKWISE WAS APPLIED TO PLANS P1 AND P3 TO CONVERT TO GRID BEARINGS.  
 FOR BEARINGS COMPARISONS, A ROTATION OF 01°02'00" COUNTERCLOCKWISE WAS APPLIED TO PLANS P2, P8 & P10 TO CONVERT TO GRID BEARINGS.  
 FOR BEARINGS COMPARISONS, A ROTATION OF 00°59'10" COUNTERCLOCKWISE WAS APPLIED TO PLAN P4 TO CONVERT TO GRID BEARINGS.

**A. J. Clarke and Associates Ltd.**  
 SURVEYORS • ENGINEERS • PLANNERS  
 25 MAIN STREET WEST, SUITE 300  
 HAMILTON, ONTARIO, L8P 1H1  
 TEL. 905-528-8761 FAX 905-528-2289  
 email: ajc@ajclarke.com  
 PROJECT NO. 168240