

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF DURHAM No. 40 AT ... O'CLOCK ON THE ... DAY OF ... 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 28813 - 0076. AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. ... AND THE REQUIRED CONSENTS ARE REGISTERED AS ... REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES OF ALL OF PIN 28813 - 0076. PLAN OF SURVEY OF PART OF LOT 7, CONCESSION 7, GEOGRAPHIC TOWNSHIP OF REACH, COUNTY OF ONTARIO, AND PART OF LOTS 5 & 6 (IN LOT 7, CONCESSION 7), PLAN H50027, VILLAGE OF EPSON, NOW ALL IN THE, TOWNSHIP OF SCUGOG REGIONAL MUNICIPALITY OF DURHAM SCALE - 1 : 750 METRES RALPH F. GRANDER O.L.S. - 2021.

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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, MAD83 (CSRS12002.01).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR : 0.99985635.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, MAD83 (CSRS) (2002.01). COORDINATES TO URBAN ACCURACY PER SE. 14 (2) OF O. REG. 216/10

Table with 3 columns: POINT ID, NORTHING, EASTING. Rows include ORP A, ORP B, and COORDINATES CANNOT BE THEMSELVES USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTES: SIB - STANDARD IRON BAR 120cm LONG; SSIB - SHORT STANDARD IRON BAR 60cm LONG; 1B - IRON BAR 16mm SQUARE 60cm LONG; 1SB - IRON BAR 19mm ROUND 60cm LONG; -■- DENOTES FOUND; -□- DENOTES PLANTED; ALL IRON BARS PLANTED ARE 18'S UNLESS OTHERWISE SHOWN; P1 - PLAN 40R - 28945; WIT - WITNESS; CSM - CUT STONE MONUMENT; OU - DENOTES ORIGIN UNKNOWN; MP - DENOTES MALCOLM PHILLIPS O.L.S.; T29 - DENOTES D. H. BLACK O.L.S.; 1006 - DENOTES HENRY FLIM O.L.S. LTD.; 1005 - DENOTES DONEVAN & FLEISCHMANN O.L.S. Co. LTD.; 1183 - DENOTES H. F. GRANDER O.L.S. Co. LTD.

CURVE TABLE with columns: LOT / BLOCK, RADIUS, ARC, CHORD BEARING, CHORD. Includes data for blocks 2, 3, 5, 6, 7, 8, 9, 12, 13, 17, 18 and a note: CURVE DISTANCES SHOWN ON PLAN AREA ARCS.

OWNER'S CERTIFICATE: THIS IS TO CERTIFY THAT: 1. LOTS 1 TO 17, BOTH INCLUSIVE, BLOCK 18 & BLOCKS 23 TO 31, BOTH INCLUSIVE, THE 0.3 RESERVES NAMED BLOCKS 20, 21 & 22, THE ROAD WIDENING NAMED BLOCK 19 AND THE STREET NAMED WEDGEWOOD TRAIL HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS. 2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWNSHIP OF SCUGOG, AS A PUBLIC HIGHWAY. 3. THE ROAD WIDENING IS HEREBY DEDICATED TO THE CORPORATION OF THE REGIONAL MUNICIPALITY OF DURHAM, AS A PUBLIC HIGHWAY.

DATED: ... 2021, ... PRESIDENT. I HAVE 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 AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON THE ... DAY OF ... 2021.

JANUARY 14, 2021 RALPH F. GRANDER ONTARIO LAND SURVEYOR

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