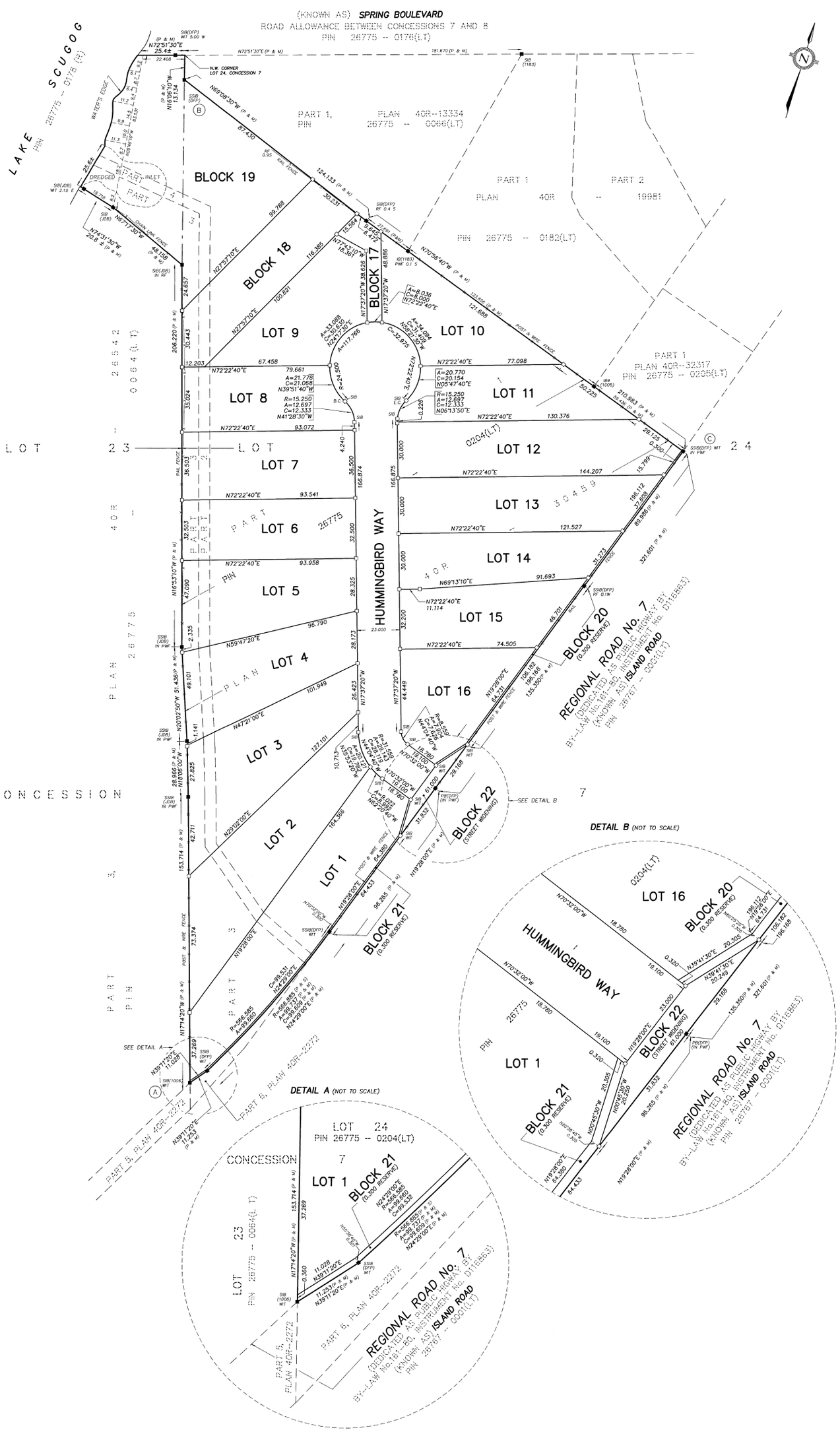
S-S-2012-01



PLAN 40M- 2808

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF DURHAM (No 40) AT 14:04 O'CLOCK ON THE 16 DAY OF OCTOBER, 2026 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 26775-0204(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. DR2024254

REPRESENTATIVE FOR THE LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 26775-0204(LT)

PLAN OF SUBDIVISION OF PART OF LOTS 23 AND 24 CONCESSION 7 (GEOGRAPHIC TOWNSHIP OF SCUGOG) TOWNSHIP OF SCUGOG REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:1000

10m 5 0 20 40 60 80 100 METRES

THAM SURVEYING LIMITED, O.L.S.

METRIC

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

NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A, B AND C (SHOWN HEREON) BY GNSS OBSERVATIONS USING THE TOP-NET REAL-TIME NETWORK SERVICE AND REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS)(1997).

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999051.

0.300 RESERVES ARE SHOWN NOT TO SCALE FOR CLARITY PURPOSES.

ALL MONUMENTS SET ARE IRON BARS UNLESS OTHERWISE STATED.

LEGEND

-■-	DENOTES SURVEY MONUMENT FOUND
-□-	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
PB	DENOTES PLASTIC BAR
IB	DENOTES IRON BAR
IB#	DENOTES ROUND IRON BAR
CC	DENOTES CUT CROSS
WIT	DENOTES WITNESS
M	DENOTES MEASURED
S	DENOTES SET
PWF	DENOTES POST AND WIRE FENCE
CLF	DENOTES CHAIN LINK FENCE
RF	DENOTES RAIL FENCE
P	DENOTES PLAN 40R-30459
DFP	DENOTES DONEVAN FLEISCHMANN PETRICH LTD.
1005	DENOTES DONEVAN & FLEISCHMANN CO. LTD.
1006	DENOTES H. FLIM, O.L.S.
1183	DENOTES H.F. GRANDER, O.L.S.
JDB	DENOTES J.D. BARNES LTD.

OBSERVED REFERENCE POINTS (ORP's): U.T.M. ZONE 17, NAD-1983:CSRS(1997). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A(SIB)	4888142.47	666516.50
ORP B(SSIB)	4888658.09	666356.66
ORP C(SSIB)	4888545.02	666672.05

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 16 (BOTH INCLUSIVE), BLOCKS 17, 18, 19 AND 22, AND THE 0.300 METER RESERVES NAMELY BLOCKS 20 AND 21, AND THE STREET NAMELY HUMMINGBIRD WAY HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF SCUGOG AS A PUBLIC HIGHWAY.
3. BLOCK 22 (STREET WIDENING) IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF DURHAM.

2358493 ONTARIO INC.

DATED THE 14 DAY OF October, 2026

SHAWN RONDEAU
I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLANNING APPROVAL

S-S-2012-01

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P. 13., THIS 14th DAY OF October, 2026.

MEAGHAN CRAVEN, MCIP, RPP
DIRECTOR OF DEVELOPMENT SERVICES
(AUTHORITY GRANTED BY BY-LAW No. 40-22)

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 4th DAY OF FEBRUARY, 2026

Oct 14, 2026
DATE

T. SHANMUGARAJAH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-97893.

DFP SURVEYORS
A DIVISION OF THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS

DONEVAN FLEISCHMANN PETRICH
A DIVISION OF THAM SURVEYING LIMITED
ONTARIO LAND SURVEYORS
1101 BOUNDARY ROAD, OSHAWA, ON L1J 8P8
PH1: 905-725-4795 PH2: 1-888-743-2222
FAX: 905-725-9957

DRAWN BY:	CHECKED BY:	CAD NUMBER:	JOB NUMBER:
J.R.	TH.S/M.S.R.	2018-111-1_MPLAN.DWG	2018-111-1