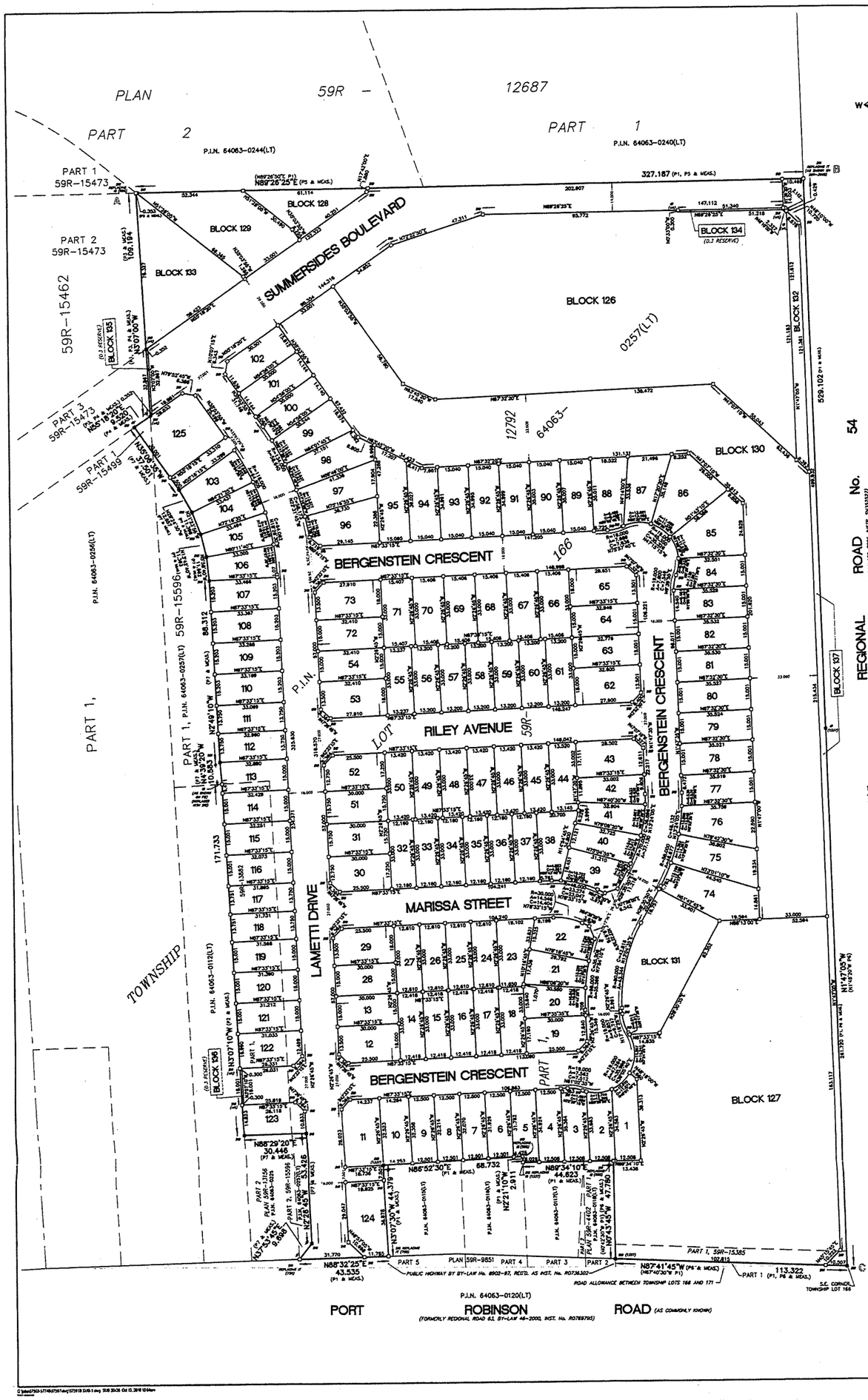

RIVER ESTATES

PLAN 59M-1314

I certify that this plan is registered in the Land Registry Office for the Land Titles Division of Niagara South (59) at 8:00 o'clock on the 11 day of October 2016 and entered in the register for PIN 64063-0257(LT) and the required consents are registered as Plan Document No. SN 491186

Faith
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59)

THIS PLAN COMPRISES PART OF PIN 64063-0257(LT)

NOTES

ALL TOURO MONUMENTATION SHOWN ON THIS PLAN WAS PLANTED BY MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD. OR A PREDECESSOR FIRM UNLESS OTHERWISE STATED

METRIC NOTE

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

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL-TIME NETWORK OBSERVATIONS (Realm Vrstes E, AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W OF UTM ZONE 17, NAD83 (ORIGINAL)

FOR BEARING COMPARISONS, A ROTATION OF 1°57'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & P2.

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND-LEVEL DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9996728

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(3) OF O.REG. 216/10.

ORP	NORTHING	EASTING
A	4787334.22	640990.42
B	4787337.34	640977.91
C	4786906.62	640983.87

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

LEGEND

Symbol	Description
●	Survey Monument Found
○IB	Iron Bar Set
○SSIB	Standard Iron Bar Set
○SSSIB	Short Standard Iron Bar
○SB	Standard Iron Bar
○IB	Iron Bar
(WM)	Watermain
P1	Plan 59R-12792
P2	Plan 59R-13462
P3	Plan 59R-15473
P4	Plan 59R-15498
P5	Plan 59R-15462
P6	Plan 59R-15596
P7	Plan 59R-15596
(T05)	C.J. Clarke, O.L.S.
(855)	D.A. Lane, O.L.S.
(1337)	D.G. Weir, O.L.S.
M or EB	Matthews, Cameron, Heywood - Kerry T. Howe SURVEYING LTD.

PLAN OF SUBDIVISION OF

PART OF THOROLD TOWNSHIP LOT 166

NOW IN THE

TOWN OF PELHAM

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 750

Matthews, Cameron, Heywood - Kerry T. Howe SURVEYING LTD.

LLN: 57591B JDB# 14-16-143-00

2016

FINAL PLAN OF SUBDIVISION
Approved under Section 51 of the Planning Act

October 19, 2016
Date

Signature

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 to 123 (inclusive), BLOCKS 128 to 133 (inclusive), THE STREETS NAMELY SUMMERSIDES BOULEVARD, LAMETTI DRIVE, BERGENSTEIN CRESCENT, RILEY AVENUE & MARISSA STREET, THE RESERVES NAMELY BLOCKS 134, 135 & 136, AND THE STREET WIDENING NAMELY BLOCK 137 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS NAMELY SUMMERSIDES BOULEVARD, LAMETTI DRIVE, BERGENSTEIN CRESCENT, RILEY AVENUE & MARISSA STREET, ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF PELHAM AS PUBLIC HIGHWAY.

3. THE STREET WIDENING, NAMELY BLOCK 137, IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF NIAGARA AS PUBLIC HIGHWAY.

Oct 13, 2016
Dated

JOHN MESTER
General Manager
(I have the authority to bind the Corporation)
RIVER REALTY DEVELOPMENT (1976) INC.

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 SEPTEMBER 6, 2016

September 7, 2016
Date

ANDREW CAMERON
Ontario Land Surveyor

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED
SURVEYING MAPPING GIS
A wholly owned subsidiary of I.D. Barnes Limited
5311 STANLEY AVENUE, UNIT 1, NIAGARA FALLS, ON L2J 7C2
Niagara Falls (905) 356-3401 St. Catharines (905) 687-2250 www.jdbarnes.com

Drawn By: A.T. | Checked By: A.C