

PLAN 3M-

CERTIFICATE OF REGISTRATION

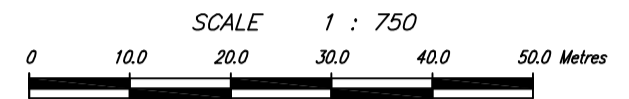
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF BRUCE (No. 3) AT _____ O'CLOCK ON THE _____ DAY OF _____ 2024, AND ENTERED IN THE REGISTER FOR PIN 33268-1390(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 33268-1390(LT).

PART OF LOTS 1 TO 15, BOTH INCLUSIVE AND PART OF BLOCKS 16 AND 18 AND ALL OF BLOCK 19 AND ALL OF ACTON DRIVE ARE SUBJECT TO AN EASEMENT IN GROSS AS IN BR55957

PLAN OF SUBDIVISION
OF PART OF
LOTS 46, 47 AND 48
LAKE RANGE
(GEOGRAPHIC TOWNSHIP OF SAUGEEN)
TOWN OF SAUGEEN SHORES
COUNTY OF BRUCE
DINSMORE & ENGLAND LTD., O.L.S.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 12TH DAY OF JANUARY, 2024.

FEBRUARY 28, 2024
OWEN SOUND

J. BRENT ENGLAND
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-74944

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- SIB STANDARD IRON BAR
- SSIB SHORT STANDARD IRON BAR
- IB IRON BAR
- PB PLASTIC BAR
- D&E DINSMORE & ENGLAND LTD., O.L.S.
- H&M HEWITT & MILNE LTD., O.L.S.
- WIT WITNESS
- MEAS MEASURED
- REG. REGISTERED
- S SET ACCORDING TO
- P1 REGISTERED PLAN 3M-221
- P2 PLAN 3R-9253
- P3 PLAN 3R-8069
- P4 REGISTERED PLAN No. 484
- P5 REGISTERED PLAN No. 524

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 15, BOTH INCLUSIVE, BLOCKS 16 TO 18, BOTH INCLUSIVE, 0.3 METRE RESERVE BLOCK 19 AND THE STREET, NAMED ACTON DRIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREET AND BLOCK 17 ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF SAUGEEN SHORES AS PUBLIC HIGHWAY.

DATED THE _____ DAY OF _____, 2024.

SNYDER DEVELOPMENT CORPORATION INC.

BRYAN SNYDER
PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLANNING APPROVAL

Approved in accordance with Section 51(58) of the Planning Act, RSO, 1990, Chapter P.13, as amended.

This _____ day of _____ 2024.

Secretary-Treasurer of the
Land Division Committee
County of Bruce
County File: S-2021-002

INTEGRATION NOTES

BEARINGS ARE UNIVERSAL TRANSVERSE MERCATOR, (UTM), GRID BEARINGS, DERIVED FROM INFORMATION SHOWN ON PLAN 3M-221 AND REFERRED TO MONUMENTS "A" AND "B", SHOWN HEREON. THE UTM GRID BEARING BETWEEN POINTS "A" AND "B" IS N85°43'15"W, NAD83(CSRs)(1997.0), AND IS REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17, (81° WEST LONGITUDE). DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999590. FOR BEARING COMPARISONS, A CLOCKWISE ROTATION OF 0°22'00" WAS APPLIED TO BEARINGS ON UNDERLYING AND ADJACENT PLANS TO CONVERT THEM TO UTM GRID BEARINGS.

INTEGRATION DATA

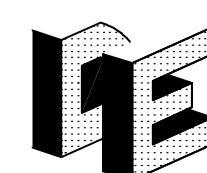
ALL COORDINATES ARE IN METRES, ARE DERIVED FROM INFORMATION SHOWN ON PLAN 3M-234 AND ARE REFERRED TO UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS)(1997.0).

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O. REG 216/10.

POINT ID	NORTHING	EASTING
A	4,922,450.00	467,920.41
B	4,922,456.67	467,831.29

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

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



DINSMORE & ENGLAND LTD.
- ONTARIO & CANADA LAND SURVEYORS -

870 2nd AVE. WEST, OWEN SOUND PORT ELGIN CONSULTATION OFFICE
N4K 4M5 (519) 371-9420 515 GODERICH ST.-BY APPOINTMENT
Email: idlos @ bmts.com (519) 832-9008

FILE: 102-060E-3 ACCT: 20519 DWG: 20519-P3 Mplan 2023

