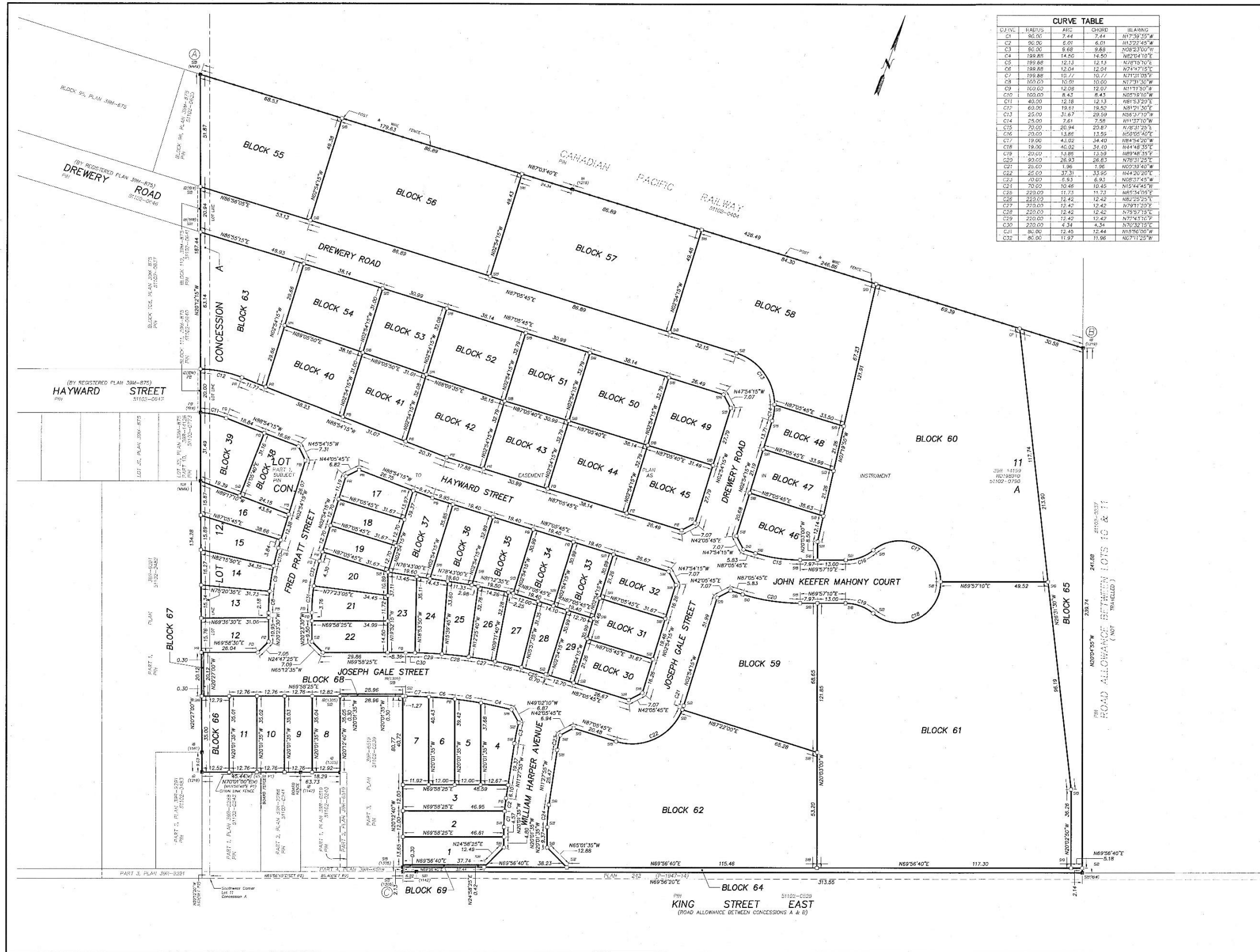


Attachment 2 – Registered Plan of Subdivision East Village Phase 5



CHORD	BEARING	CHORD	BEARING
C1	86.00	7.44	N77°58'55"W
C2	86.00	6.07	N77°58'45"W
C3	86.00	6.68	N78°00'00"W
C4	199.88	14.50	N82°04'10"E
C5	199.88	12.13	N78°15'10"E
C6	199.88	12.04	N77°47'15"E
C7	199.88	10.77	N71°31'05"E
C8	100.00	10.01	N73°31'30"W
C9	100.00	12.09	N72°07'10"W
C10	100.00	8.43	N85°15'10"W
C11	40.00	12.18	N81°53'20"E
C12	60.00	18.67	N81°01'30"E
C13	25.00	31.67	N83°07'10"W
C14	25.00	7.61	N71°37'10"W
C15	70.00	20.94	N78°37'25"E
C16	20.00	13.86	N70°05'40"E
C17	19.00	43.02	N84°40'00"W
C18	19.00	40.02	N44°48'35"E
C19	20.00	13.86	N89°48'35"E
C20	80.00	26.33	N78°12'25"E
C21	25.00	1.96	N62°58'40"W
C22	25.00	37.31	N44°20'20"E
C23	70.00	6.53	N83°17'45"W
C24	70.00	10.46	N15°44'45"W
C25	220.00	11.73	N85°34'05"E
C26	220.00	12.42	N82°25'20"E
C27	220.00	12.42	N79°23'20"E
C28	220.00	12.42	N75°37'15"E
C29	220.00	4.34	N77°43'16"E
C30	80.00	12.45	N15°06'00"W
C31	80.00	11.97	N67°11'25"W

PLAN 39M-944

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NORTHUMBERLAND (No. 39) AT 11:00 O'CLOCK ON THE 19th DAY OF APRIL 2021 AND ENTERED IN THE REGISTRY FOR PROPERTY IDENTIFICATION NUMBER 51102-0790 AND REQUIRED CONSULTANTS ARE REGISTERED AS PLAN DOCUMENT NO. 2021118

REPRESENTATIVE FOR THE LAND REGISTRAR

THE SUBDIVISION REPRESENTED BY THIS PLAN COMPRISES ALL OF PN 51102-0790 SUBJECT TO EASEMENT AS IN INSTRUMENT N0198910.

PLAN OF SUBDIVISION OF PART OF LOTS 11 & 12 CONCESSION A TOWNSHIP OF HAMILTON TOWN OF COBURG COUNTY OF NORTHUMBERLAND

SCALE 1 : 750 METRES

LEGEND

- ERIOTTS SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSB DENOTES SHORT STANDARD IRON BAR
- SH DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- FR DENOTES CONCRETE FIN
- W DENOTES PLASTIC BAR
- W DENOTES WOOD
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- 1:42 DENOTES 1:42 ASHLEY, O.L.S.
- 1219 DENOTES W.R. DRICK, O.L.S.
- 1358 DENOTES G.L. PARKER, O.L.S.
- 1381 DENOTES W.T. COLMAN, O.L.S.
- MMW DENOTES WARSHAW, MACHIN & MONTAGNA, O.L.S.
- IRV DENOTES IRVON S. WALLACE O.L.S. LTD.

ALL SURVEY MONUMENTS SHOWN AS □ ARE IRON BARS UNLESS OTHERWISE NOTED.

APPROVAL AUTHORITY

THIS PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51(6) OF THE PLANNING ACT R.S.O. 1990 c. 13 AS AMENDED.

THIS 19th DAY OF March 2021.

[Signature]
 CLERK OF PLANNING AND DEVELOPMENT CORPORATION OF THE TOWN OF COBURG

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 TO 29 INCLUSIVE, BLOCKS 30 TO 68 INCLUSIVE, AND THE STRIPS, PARCELS, DREWERY ROAD, JOSEPH GALE STREET, WILLIAM HARPER AVENUE, HAYWARD STREET, JOHN KEEFER MAHONY COURT & FRED PRATT STREET, AND THE RESERVES, NAMELY BLOCKS 67 TO 69 INCLUSIVE, HAVE BEEN Laid Out IN ACCORDANCE WITH MY INSTRUMENTS.
- THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF COBURG AS PUBLIC HIGHWAYS.

DATED THIS 19th DAY OF March 2021.

[Signature]
 JAMES HOLDINGS INC.

I HAVE THE AUTHORITY TO SIGN THE COOPERATION.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 11, 2021.

MARCH 18, 2021
 DATE *[Signature]*
 KERRY FORNHE, O.L.S.

BEARING NOTES

BEARINGS ARE LHM OR L, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83(CRS85)(2011).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: PT - 0°00'00" CLOCKWISE.

DISTANCE NOTES – METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 1.000239.

INTEGRATION DATA

DESIGNED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK ARE ARE REFERRED TO UTM ZONE 17 (BY WEST LONGITUDE), NAD83(CRS85)(2011).

UTM APPROXIMATE POINT NO.	UTM EASTING	UTM NORTHING
A	487285.73	7797154.80
B	487240.36	7794148.85
C	487207.02	779436.23

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