

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
THIS 24 DAY OF NOVEMBER, 2021

Gregg Barrett
Gregg Barrett, AICP
Director, Planning and Development
Approval Authority, City of London

PLAN 33M - 811
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE
LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF
MIDDLESEX AT 9:50 O'CLOCK ON THE 1 DAY OF
December 2021 AND ENTERED IN THE PARCEL
REGISTER FOR P.I.N. 08431-0351 & 08431-0352 AND REQUIRED
CONSENTS ARE REGISTERED AS PLAN DOCUMENT
No. ER 1423373

A. Van Buren
REPRESENTATIVE FOR LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF MIDDLESEX (No. 33)
THIS PLAN COMPRISES ALL OF PIN 08431-0351
AND ALL OF PIN 08431-0352

PLAN OF SUBDIVISION
OF PART OF
LOT 44,
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX
SCALE 1:750
15 10 5 0 15 30 45
SCALE IN METRES
2021
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

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 14th OF OCTOBER, 2021.
November 5, 2021
DATE
JASON WILBAND
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:
THIS IS TO CERTIFY THAT:
1) LOTS 1 TO 44 INCLUSIVE, BLOCKS 45, 46 AND 47 INCLUSIVE, THE STREET
WIDENING NAMED BLOCK 48, THE STREETS NAMED APRICOT DRIVE,
MANHATTAN DRIVE, PRINCETON TERRACE AND THE RESERVES NAMED BLOCKS
49 AND 50 HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
2) THE STREETS AND STREET WIDENING BLOCK ARE DEDICATED TO THE
CORPORATION OF THE CITY OF LONDON AS PUBLIC HIGHWAY.
DATED THE 8th DAY OF NOVEMBER, 2021.

SOUTHSIDE CONSTRUCTION
MANAGEMENT LIMITED
VITO FRIJA
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

TOTAL SITE AREA: 8.1159 ha.
MONUMENTATION NOTES:
ALL SET BARS ARE I.B.'S UNLESS OTHERWISE NOTED.
ALL FOUND MONUMENTS SHOWN HEREON WERE SET BY ARCHIBALD, GRAY &
MCKAY LTD., O.L.S.'S UNLESS OTHERWISE NOTED.

LEGAL LEGEND
■ DENOTES MONUMENT FOUND
□ DENOTES MONUMENT PLANTED
SIB DENOTES STANDARD IRON BAR
SIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IB DENOTES IRON BAR
CB DENOTES PLASTIC BAR
CB DENOTES CUT CROSS
CT DENOTES CUT TEE
ADM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'S
HOR DENOTES HOLSTEAD & REDMOND, O.L.S.'S
FKS DENOTES F.K.S. LAND SURVEYING
BLH DENOTES BELL, LEMON AND HOUGHTON O.L.S.'S
CU DENOTES CURVE UNKNOWN
CU DENOTES CALLON DIETZ INC., O.L.S.
M/LC DENOTES MIDDLESEX VACANT LAND CONDOMINIUM
NB DENOTES IRON BAR SET AT LOT CORNER
NCC DENOTES CUT CROSS SET AT LOT CORNER
P1 DENOTES PLAN 33R-21045
CLF DENOTES CHAIN LINK FENCE
BFB DENOTES BOARD FENCE

UTM GRID NOTES
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS
028944067 AND 028944068, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES
AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING
THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.9999568643.

SPECIFIED CONTROL POINTS (SCPs): U.T.M. ZONE 17,
NAD83 (ORIGINAL) COORDINATES TO URBAN
ACCURACY PER SEC. 14 (2) OF O.R.E.C. 218/10

POINT ID	NORTHING	EASTING
SCP 028944067	4754308.682	473215.512
SCP 028944068	4753842.689	474127.739
	473224.951	473224.951
2	4754060.894	473254.768

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

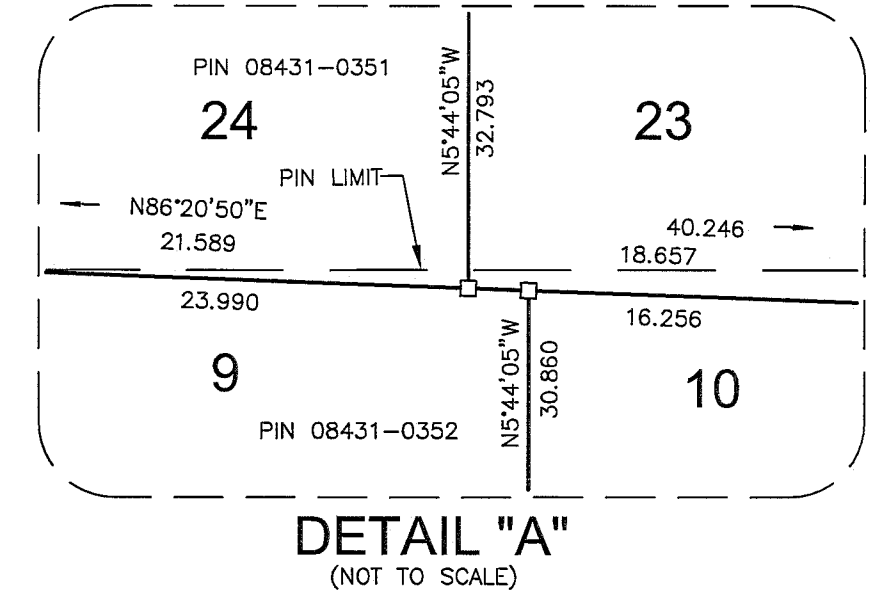
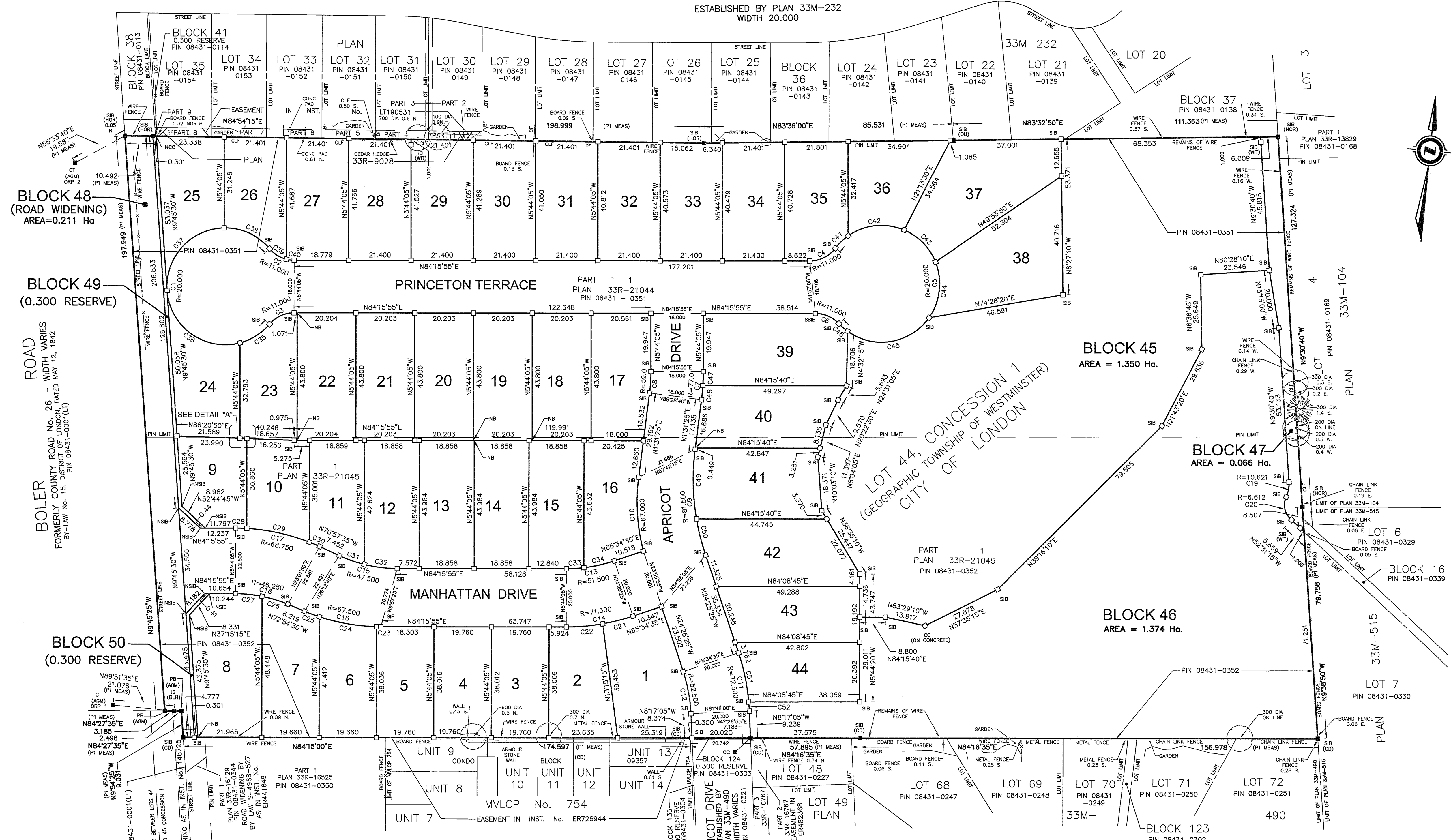
METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

AGM ARCHIBALD, GRAY & MCKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, M1E 2Z9
PHONE: 519-685-5300 FAX: 519-685-5333
EMAIL: info@agm.on.ca WEB: www.agm.on.ca
PLAN • SURVEY • ENGINEER

DRAWN BY: CRC DIGITAL FILE: L200715B1C13.dwg PLAN No: P-651
CHECKED BY: DDC
Plot date: Nov 05, 2021 FILE No: LC-W-01-44-3

LONGVIEW COURT
ESTABLISHED BY PLAN 33M-232
WIDTH 20.000

LONGVIEW COURT
ESTABLISHED BY PLAN 33M-232
WIDTH 20.000



No.	RADIUS	ARC	CHORD	BEARING	No.	RADIUS	ARC	CHORD	BEARING
C1	20.000	97.614	25.806	N54°40'55\"	C27	46.250	9.143	9.128	N89°55'45\"
C2	11.000	9.565	9.267	N70°49'05\"	C28	68.750	3.816	3.815	N85°12'05\"
C3	11.000	9.565	9.267	N59°21'15\"	C29	68.750	22.030	22.034	N83°20'00\"
C4	11.000	10.093	9.742	N57°58'50\"	C30	68.750	3.781	3.781	N72°32'10\"
C5	20.000	97.574	25.837	N8°32'25\"	C31	47.500	9.144	9.130	N76°28'30\"
C6	11.000	9.015	8.765	N2°08'20\"	C32	47.500	11.395	11.367	N85°14'45\"
C7	77.000	9.753	9.747	N2°08'20\"	C33	51.500	6.032	6.028	N80°54'40\"
C8	59.000	7.473	7.468	N2°08'20\"	C34	51.500	10.767	10.748	N71°33'55\"
C9	81.500	36.908	36.593	N11°27'00\"	C35	20.000	12.197	12.009	N51°54'50\"
C10	67.000	23.548	23.391	N9°40'00\"	C36	20.000	35.206	30.833	N60°11'00\"
C11	72.500	20.421	20.354	N16°21'15\"	C37	20.000	32.484	29.030	N36°46'25\"
C12	52.500	14.785	14.710	N16°21'15\"	C38	20.000	17.727	17.153	N71°18'15\"
C13	51.500	16.799	16.724	N74°50'15\"	C39	11.000	6.978	6.865	N83°55'50\"
C14	71.500	23.323	23.219	N74°50'15\"	C40	11.000	2.647	2.640	N88°50'30\"
C15	47.500	20.538	20.379	N83°20'50\"	C41	20.000	6.173	6.148	N40°32'15\"
C16	67.500	26.892	26.714	N84°19'15\"	C42	20.000	20.181	19.336	N78°17'10\"
C17	68.750	29.727	29.485	N83°20'50\"	C43	20.000	15.698	15.298	N50°15'15\"
C18	46.250	18.426	18.304	N84°19'15\"	C44	20.000	20.073	18.241	N05°05'55\"
C19	10.621	5.261	5.207	N44°40'40\"	C45	20.000	31.477	28.327	N74°45'25\"
C20	6.812	8.688	8.077	N18°46'30\"	C46	20.000	3.972	3.966	N54°27'55\"
C21	71.500	10.710	10.700	N69°52'05\"	C47	77.000	4.871	4.870	N33°52'00\"
C22	71.500	12.613	12.597	N79°12'45\"	C48	77.000	4.883	4.882	N07°13'35\"
C23	67.500	1.457	1.457	N84°53'00\"	C49	81.500	24.017	23.930	N65°50'10\"
C24	67.500	20.020	19.847	N86°00'05\"	C50	81.500	12.891	12.877	N19°53'30\"
C25	67.500	8.415	8.413	N75°12'20\"	C51	72.500	17.228	17.187	N71°37'00\"
C26	46.250	9.283	9.267	N78°39'25\"	C52	72.500	3.194	3.193	N93°32'50\"