

PLANNING ACT APPROVAL  
 THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER  
 ss. 51 (58) OF THE PLANNING ACT  
 ON THIS 18 DAY OF MAY 2023

*Kenneth M. McLean*  
 FILE No. 38T-21002

PLAN 25M - 100  
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE  
 LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF  
 LAMBTON (25) AT 09:14 O'CLOCK ON THE 2 DAY OF  
June 2023 AND ENTERED IN THE REGISTER FOR  
 P.I.N.(s) 43305-0273  
 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN  
 DOCUMENT No. LA 297808

*A. J. J. J.*  
 REPRESENTATIVE FOR LAND REGISTRAR  
 FOR THE LAND TITLES DIVISION OF  
 LAMBTON (No. 25)

THIS PLAN IS COMPRISED OF ALL OF  
 P.I.N. 43305-0273

PLAN OF SUBDIVISION  
 OF PART OF  
 LOT 26, FRONT CONCESSION  
 (GEOGRAPHIC TOWNSHIP OF MOORE)  
 IN THE  
 TOWNSHIP OF ST. CLAIR  
 COUNTY OF LAMBTON  
 SCALE 1:750  
 15 10 5 0 15 30 45  
 SCALE IN METRES

2023  
 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 22nd DAY OF NOVEMBER, 2022.

APRIL 18, 2023  
 DATE

*Robert Wood*  
 ROBERT WOOD  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO  
 AOLS PLAN SUBMISSION FORM NUMBER V35152.

OWNER'S CERTIFICATE:  
 THIS IS TO CERTIFY THAT:  
 1) LOTS 1 TO 61 INCLUSIVE, BLOCK 62 AND THE STREET NAMED  
 SUTHERLAND DRIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH MY/OUR  
 INSTRUCTIONS.  
 2) THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE  
 TOWNSHIP OF ST. CLAIR AS PUBLIC HIGHWAY.

DATED THIS 18th DAY OF APRIL 2023.  
 Southside Construction Management Limited

*Vito Fruija*  
 VITO FRUIJA  
 PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION

TOTAL SITE AREA: 4.9669 Ha.

MONUMENTATION NOTE:  
 ALL SET BACKS ARE 10'S UNLESS OTHERWISE NOTED.  
 N1 DENOTES IRON BAR SET AT LOT CORNER

NOTES & LEGEND

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- AGM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
- 751 DENOTES T. E. MILWAY, O.L.S.
- 766 DENOTES G. L. MARSHALL, O.L.S.
- 926 DENOTES J. D. NISBET, O.L.S.
- MS DENOTES MONTEITH & SUTHERLAND LIMITED, O.L.S.'s
- P1 DENOTES PLAN 25R-11267
- P.L. DENOTES P.I.N. LIMIT
- C.L.F. DENOTES CHAIN LINK FENCE
- B.PED DENOTES BELL PEDESTAL
- H.P. DENOTES HYDRO POLE
- L.S. DENOTES LIGHT STANDARD
- O.H.W. DENOTES OVERHEAD WIRE

UTM GRID NOTES  
 BEARINGS ARE U.T.M. GRID NAD83 (CSRS) (2010.0), DERIVED FROM G.P.S.  
 OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE  
 REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.  
 DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO  
 GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997525474.

POINT ID	NORTHING	EASTING
ORP 1	4741715.116	380023.226
ORP 2	4741613.855	380018.149
ORP 3	4741692.399	380512.740
ORP 4	4741591.208	380508.542

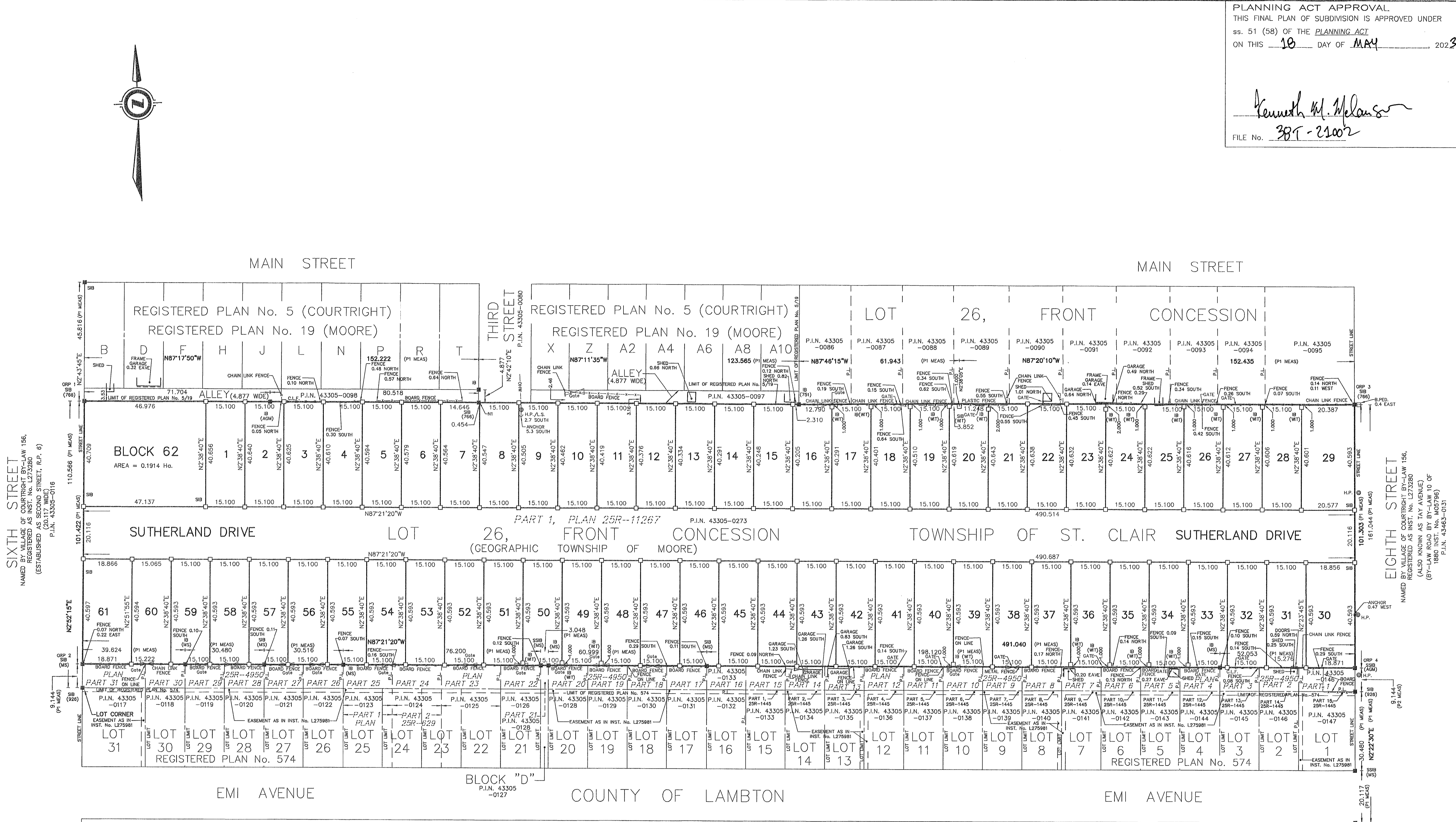
COORDINATES CANNOT, IN THEMSELVES,  
 BE USED TO RE-ESTABLISH CORNERS OR  
 BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS, A ROTATION OF 0°11'20" CLOCKWISE WAS  
 APPLIED TO BEARINGS ON PLAN 25R-4950 AND 25R-5638.

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, N5E 2Z9  
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 EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: CRC DIGITAL FILE: MO021015B1C13.dwg PLAN No: P-668  
 CHECKED BY: DDC CGO FILE: MO02101  
 Plot date: Apr 17, 2023 FILE No: MO0-FC-28-1



SIXTH STREET  
 NAMED BY VILLAGE OF COURTRIGHT BY-LAW 156,  
 RE-ASSESSED AS SECOND STREET, R.P. 6  
 (ESTABLISHED AS SECOND STREET, R.P. 6)  
 P.I.N. 43305-0116

EIGHTH STREET  
 NAMED BY VILLAGE OF COURTRIGHT BY-LAW 156,  
 REGISTERED AS INST. NO. L273280  
 (ALSO KNOWN AS TAY AVENUE)  
 (BY-LAW ROAD BY BY-LAW 10 OF  
 1880 INST. NO. M05796)  
 P.I.N. 433463-0131

EMI AVENUE COUNTY OF LAMBTON EMI AVENUE