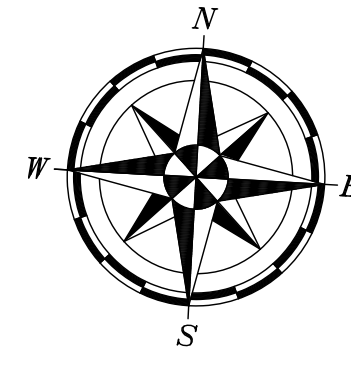


MODERO ESTATES



PLAN 30M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA NORTH (30) AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____ AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER _____

AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR

THIS FINAL PLAN OF SUBDIVISION APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____

AUTHORIZED SIGNATURE
TOWN OF NIAGARA ON THE LAKE
THIS PLAN COMPRISES ALL OF PIN 46358-0252, PART OF PIN 46358-0275 AND PART OF PIN 46358-0253 PART OF BLOCK 84 AND PART OF BLOCK 89 ARE SUBJECT TO AN EASEMENT IN GROSS AS IN _____

PLAN OF SUBDIVISION OF PART OF TOWNSHIP LOTS 180 & 181 GEOGRAPHIC TOWNSHIP OF NIAGARA IN THE TOWN OF NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA SCALE 1:1000

0 10 20 30 40 50 metres
NICHOLAS P. MUTH O.L.S.

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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, (81 DEGREES LONGITUDE) NAD83 (CSRS) (2010) DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999866

POINT ID	NORTHING	EASTING
(A)	4780330.996	650810.390
(B)	4779929.475	650835.248

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

FOR BEARING COMPARISONS, A ROTATION OF 0°30' COUNTERCLOCKWISE WAS APPLIED TO PLAN 30R-13678 TO CONVERT TO GRID BEARINGS. FOR BEARING COMPARISONS, A ROTATION OF 1°25' COUNTERCLOCKWISE WAS APPLIED TO PLAN 30R-11752 TO CONVERT TO GRID BEARINGS.

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
1	118.00	13.22	13.22	N52°50'30"W
2	118.00	13.22	13.22	N46°25'15"W
3	118.00	13.22	13.22	N40°00'00"W
4	118.00	13.22	13.22	N33°34'45"W
5	118.00	13.22	13.22	N27°09'35"W
6	118.00	14.72	14.71	N20°22'30"W
7	118.00	13.55	13.54	N13°30'50"W
8	9.00	1.77	1.77	N15°51'20"W
9	9.00	4.86	4.86	N35°16'00"W
10	19.00	12.57	12.34	N00°49'10"E
11	19.00	12.55	12.32	N38°41'25"E
12	19.00	12.96	12.71	N17°09'00"E
13	9.00	3.01	3.00	N07°06'15"E
14	9.00	2.52	2.51	N69°29'25"E
15	19.00	4.81	4.79	N33°48'40"E
16	19.00	13.21	12.95	N15°39'45"E
17	19.00	6.74	6.71	N66°14'50"W
18	118.00	7.89	7.89	N57°59'45"W
19	118.00	15.28	15.27	N63°37'20"W
20	118.00	7.09	7.09	N69°03'10"W
21	118.00	8.12	8.12	N68°48'10"W
22	118.00	13.24	13.24	N63°36'55"W
23	118.00	13.24	13.24	N57°11'05"W
24	118.00	13.24	13.24	N50°45'15"W
25	118.00	13.24	13.24	N44°19'25"W
26	118.00	13.24	13.24	N37°53'35"W
27	103.00	6.54	6.54	N06°57'15"W
28	103.00	26.38	26.31	N09°56'40"W
29	103.00	21.29	21.18	N23°11'00"W
30	103.00	20.13	20.10	N61°32'05"W
31	103.00	22.02	21.98	N28°40'30"W
32	103.00	19.90	19.87	N55°12'30"W
33	118.00	44.82	44.55	N80°16'10"W
34	118.00	10.62	10.61	N66°48'40"W
35	135.00	13.34	13.34	N06°53'00"E
36	135.00	34.50	34.40	N03°16'05"W
37	135.00	34.50	34.40	N17°54'30"W
38	135.00	41.72	41.55	N34°04'55"W
39	135.00	41.72	41.55	N51°47'15"W
40	135.00	13.85	13.84	N63°34'45"W
41	118.00	21.56	21.53	N61°17'05"W
42	103.00	10.58	10.37	N63°15'50"W
43	103.00	1.29	1.29	N22°11'30"W
44	118.00	13.21	13.20	N25°02'25"W
45	118.00	29.27	29.20	N20°53'45"W
46	150.00	18.89	18.87	N42°02'50"W
47	150.00	21.40	21.38	N34°21'10"W
48	118.00	7.59	7.59	N11°56'50"W
49	150.00	19.04	19.03	N14°41'00"W
50	150.00	36.21	36.12	N04°07'55"W
51	118.00	8.38	8.38	N05°34'25"W
52	118.00	4.81	4.81	N87°40'55"E
53	150.00	18.14	18.13	N06°14'55"E
54	19.00	7.52	7.47	N52°23'55"E
55	118.00	16.32	16.30	N11°34'15"W

LEGEND:
SIGN THIS: □ DENOTES A SURVEY MONUMENT PLANTED
SIGN THIS: ■ DENOTES A SURVEY MONUMENT FOUND
IB DENOTES IRON BAR
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
CM DENOTES CONCRETE MONUMENT
(539) DENOTES D. G. URE, O.L.S.
(744) DENOTES R. J. MATHEWS, O.L.S.
(1257) DENOTES R. LAROCQUE, O.L.S.
(1339) DENOTES W. A. MASCOE, O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION
(OU) DENOTES ORIGIN UNKNOWN
(WT) DENOTES WITNESS
P1 DENOTES PLAN 30R-15777
P2 DENOTES PLAN 30R-13678
P3 DENOTES PLAN 30R-11752
P4 DENOTES PLAN 30R-11711
P5 DENOTES PLAN 30R-3553
P6 DENOTES PLAN 30R-
NOTE: ALL SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE:
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 55 INCLUSIVE, BLOCKS 56 TO 89 INCLUSIVE, THE STREETS, NAMELY BUTLERSBURG CIRCLE, CHANDLER CHASE, GREENHILL GATE, MEADOWS MANOR AND LASALLE LANE HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.

2. THE SAID STREETS ARE HEREBY DEDICATED TO THE TOWN OF NIAGARA-ON-THE-LAKE
DATED THE _____th DAY OF _____, 20____

MARZ HOMES (NOTL) INC.
DAN GABRIELE
I HAVE THE AUTHORITY TO BIND THE CORPORATION

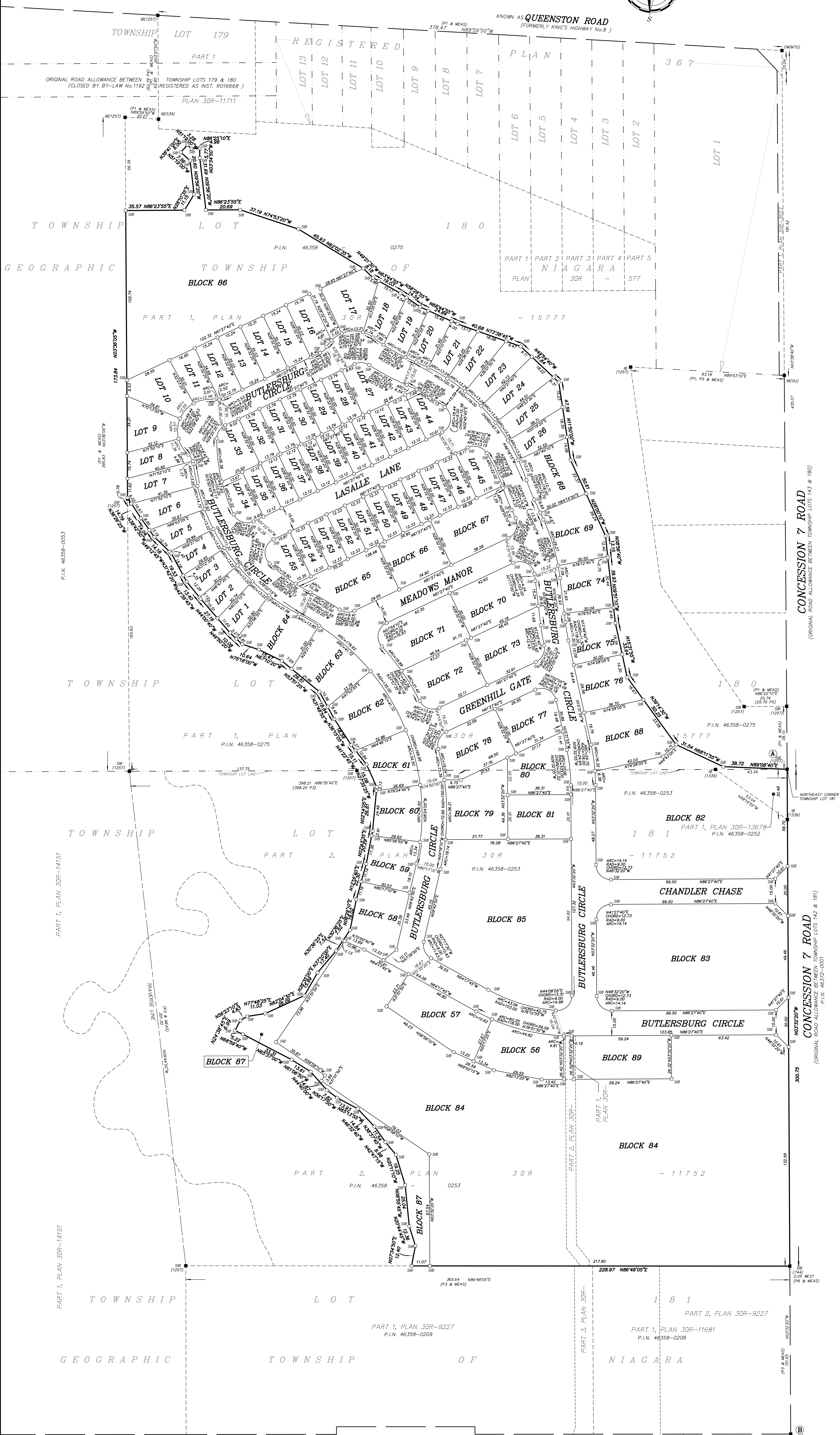
SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE XXTH DAY OF XXXX, 20XX

AUGUST 18, 2025
DATE
NICHOLAS P. MUTH
NICHOLAS P. MUTH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____

A. J. Clarke and Associates Ltd.
SURVEYORS • ENGINEERS • PLANNERS
25 MAIN STREET WEST, SUITE 300
HAMILTON, ONTARIO, L8P 1H1
TEL. 905-528-8761 FAX 905-528-2289
email: a.j.clarke.com

DRAWN BY: WS CHECKED BY: NPM PROJECT NO. 248043D



CONCESSION 7 ROAD
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 143 & 180)

CONCESSION 7 ROAD
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 142 & 181)

KNOWN AS YORK ROAD (ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 181 & 182)
REGIONAL ROAD No. 81 (BY HIGHWAY PLAN No. 935 ORDER-IN-COUNCIL OC2518/70)