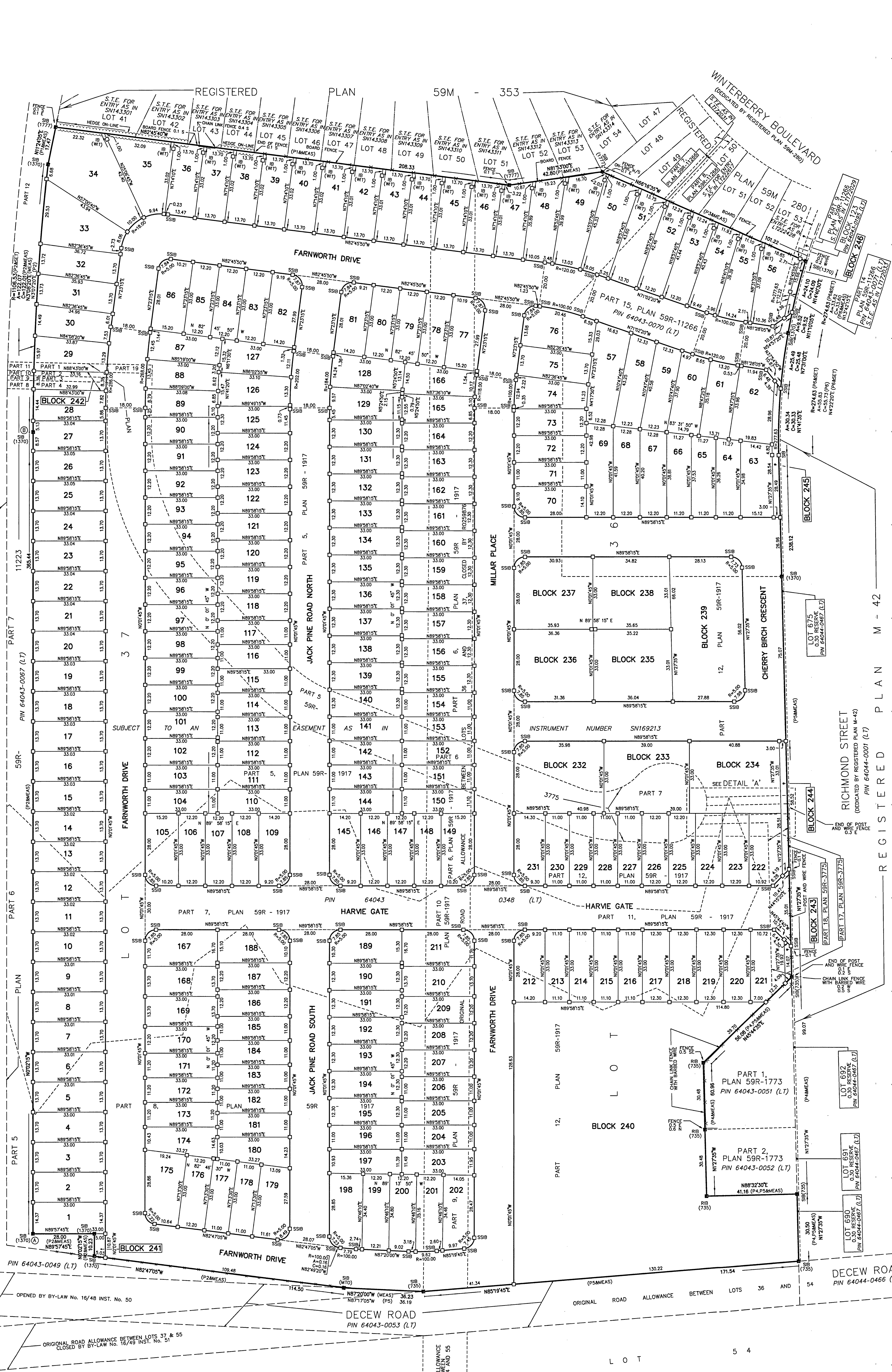
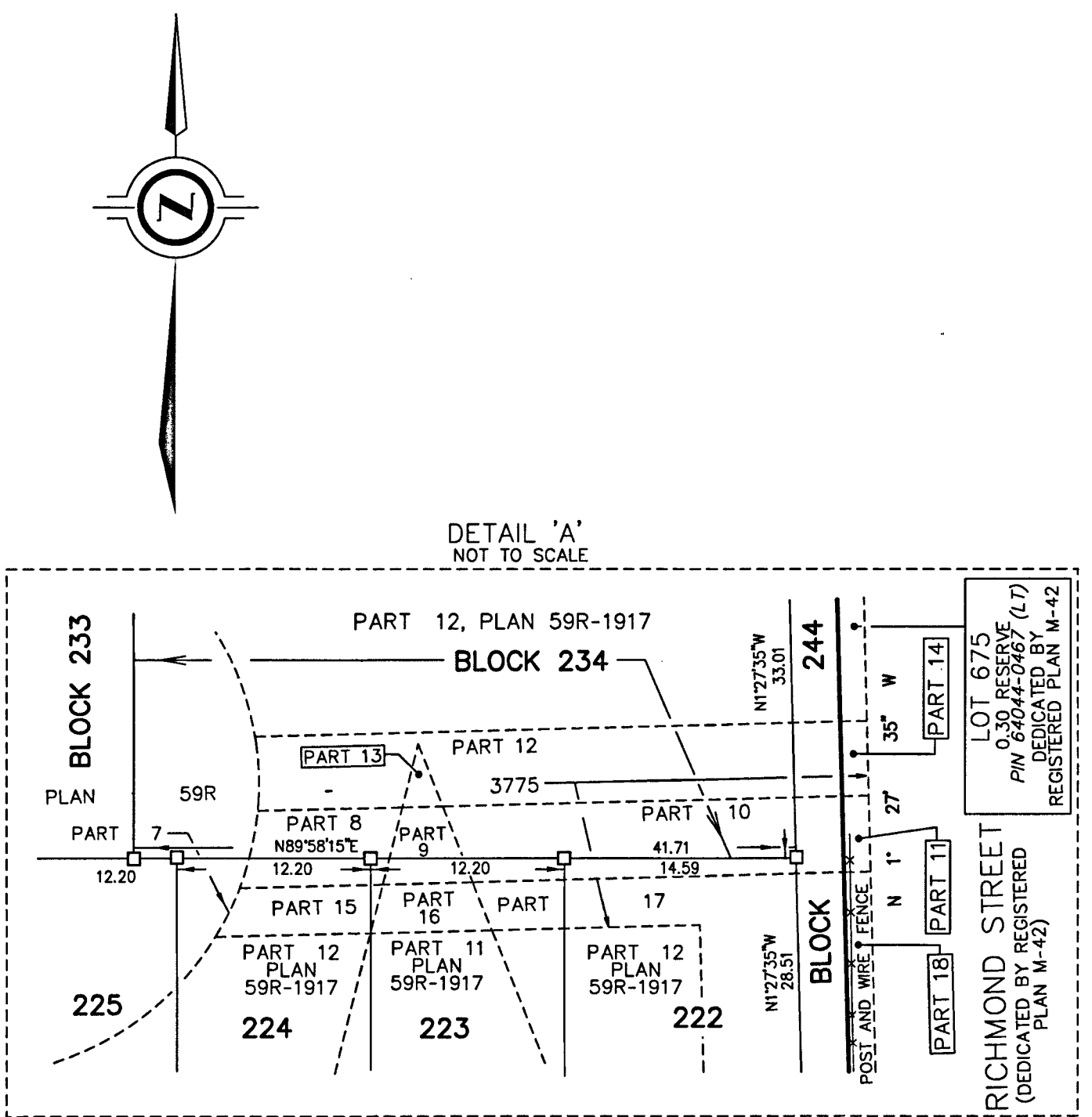




PLAN 59M-537
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (No. 59) AT 11:54 O'CLOCK ON THE 11 DAY OF JULY 2025 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 64043-0348 (LT), 64043-0070 (LT) AND 64043-0071 (LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. SN1842547
REPRESENTATIVE FOR THE LAND REGISTRAR

THIS PLAN COMPREHENDS ALL OF PINS 64043-0348 (LT), 64043-0070 (LT) AND 64043-0071 (LT).
ALL OF LOTS 1 TO 49, BOTH INCLUSIVE AND 77 TO 231, BOTH INCLUSIVE, AND ALL OF BLOCKS 232 TO 236, BOTH INCLUSIVE AND 240 TO 244, BOTH INCLUSIVE AND ALL OF HARVE GATE, JACK PINE ROAD NORTH, JACK PINE ROAD SOUTH AND MILLAR PLACE AND PART OF LOTS 50 AND 51 AND 70 TO 76, BOTH INCLUSIVE AND PART OF BLOCKS 237, 238 AND 239 AND PART OF FARNWORTH DRIVE AND CHERRY BIRCH CRESCENT ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER SN169213.
PART OF LOT 56 AND ALL OF BLOCK 246 AND PART OF FARNWORTH DRIVE IS SUBJECT TO AN EASEMENT AS IN INST. No. L172033.

PLAN OF SUBDIVISION OF PART OF LOTS 36 AND 37 AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 36 AND 37
CLOSED BY BY-LAW 67(76)
GEOGRAPHIC TOWNSHIP OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 750
J.D. BARNES LIMITED
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 231 BOTH INCLUSIVE, BLOCKS 232 TO 246 BOTH INCLUSIVE, THE STREETS NAMELY: FARNWORTH DRIVE, HARVE GATE, JACK PINE ROAD NORTH, JACK PINE ROAD SOUTH, MILLAR PLACE, AND CHERRY BIRCH CRESCENT, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF THOROLD.
DATED THIS 19 DAY OF June 2025.
STAR-FLORER PROPERTIES INC.
ROBERT J. STAR-FLORER, PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999928.

FOR BEARING COMPARISONS, A ROTATION OF 174°02' COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 59R-1773 AND 59R-1917.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	643 512.00	4 774 279.57
ORP (B)	643 511.76	4 774 644.95

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

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 365.44 N0°02'51"W

CURVE TABLE

LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
LOT 27	1106.53	5.13	5.13	N0°05'45"E
LOT 28	286.00	7.82	7.82	N0°45'15"E
LOT 29	1106.53	14.44	14.44	N0°57'05"E
LOT 30	286.00	13.29	13.29	N4°32'55"E
LOT 31	1106.53	15.87	15.87	N4°00'00"E
LOT 32	286.00	7.53	7.53	N6°38'03"E
LOT 33	1106.53	14.49	14.49	N2°37'43"E
LOT 34	286.00	13.73	13.73	N3°21'30"E
LOT 35	1106.53	13.72	13.72	N4°04'10"E
LOT 36	286.00	8.06	8.06	N1°12'00"E
LOT 37	1106.53	29.53	29.53	N5°11'20"E
LOT 38	286.00	6.05	6.05	N7°25'57"E
LOT 39	1106.53	6.68	6.68	N6°07'35"E
LOT 40	286.00	5.94	5.94	N8°01'46"E
LOT 41	1106.53	0.23	0.23	N8°31'08"E
LOT 42	286.00	10.00	10.00	N8°14'56"E
LOT 43	1106.53	13.03	13.03	N7°59'30"E
LOT 44	286.00	12.24	12.24	N7°25'57"E
LOT 45	1106.53	12.22	12.22	N7°25'57"E
LOT 46	286.00	8.65	8.65	N7°30'06"E
LOT 47	1106.53	13.20	13.20	N7°18'00"E
LOT 48	286.00	28.96	28.96	N2°32'10"E
LOT 49	1106.53	4.82	4.82	N0°57'00"E
LOT 50	286.00	7.85	7.85	N4°50'14"E
LOT 51	1106.53	12.94	12.94	N3°40'45"E
LOT 52	286.00	20.46	20.46	N7°54'05"E
LOT 53	1106.53	7.84	7.84	N3°41'20"E
LOT 54	286.00	7.84	7.84	N2°21'18"E
LOT 55	1106.53	12.45	12.45	N0°45'58"E
LOT 56	286.00	13.45	13.45	N0°17'15"E
LOT 57	1106.53	6.78	6.78	N4°58'15"E
LOT 58	286.00	7.85	7.85	N4°58'15"E
LOT 59	1106.53	7.85	7.85	N4°58'15"E
LOT 60	286.00	12.11	12.11	N5°10'10"E
LOT 61	1106.53	14.24	14.24	N5°10'10"E
LOT 62	286.00	3.27	3.27	N5°10'10"E
LOT 63	1106.53	7.85	7.85	N4°58'15"E
LOT 64	286.00	7.85	7.85	N4°58'15"E
LOT 65	1106.53	11.00	11.00	N1°12'35"E
LOT 66	286.00	5.10	5.10	N1°12'35"E
LOT 67	1106.53	7.85	7.85	N4°58'15"E
LOT 68	286.00	7.85	7.85	N4°58'15"E
LOT 69	1106.53	7.85	7.85	N4°58'15"E
LOT 70	286.00	7.85	7.85	N4°58'15"E
LOT 71	1106.53	7.85	7.85	N4°58'15"E
LOT 72	286.00	7.85	7.85	N4°58'15"E
LOT 73	1106.53	7.85	7.85	N4°58'15"E
LOT 74	286.00	7.85	7.85	N4°58'15"E
LOT 75	1106.53	7.85	7.85	N4°58'15"E
LOT 76	286.00	7.85	7.85	N4°58'15"E
LOT 77	1106.53	7.85	7.85	N4°58'15"E
LOT 78	286.00	7.85	7.85	N4°58'15"E
LOT 79	1106.53	7.85	7.85	N4°58'15"E
LOT 80	286.00	7.85	7.85	N4°58'15"E
LOT 81	1106.53	7.85	7.85	N4°58'15"E
LOT 82	286.00	7.85	7.85	N4°58'15"E
LOT 83	1106.53	7.85	7.85	N4°58'15"E
LOT 84	286.00	7.85	7.85	N4°58'15"E
LOT 85	1106.53	7.85	7.85	N4°58'15"E
LOT 86	286.00	7.85	7.85	N4°58'15"E
LOT 87	1106.53	7.85	7.85	N4°58'15"E
LOT 88	286.00	7.85	7.85	N4°58'15"E
LOT 89	1106.53	7.85	7.85	N4°58'15"E
LOT 90	286.00	7.85	7.85	N4°58'15"E
LOT 91	1106.53	7.85	7.85	N4°58'15"E
LOT 92	286.00	7.85	7.85	N4°58'15"E
LOT 93	1106.53	7.85	7.85	N4°58'15"E
LOT 94	286.00	7.85	7.85	N4°58'15"E
LOT 95	1106.53	7.85	7.85	N4°58'15"E
LOT 96	286.00	7.85	7.85	N4°58'15"E
LOT 97	1106.53	7.85	7.85	N4°58'15"E
LOT 98	286.00	7.85	7.85	N4°58'15"E
LOT 99	1106.53	7.85	7.85	N4°58'15"E
LOT 100	286.00	7.85	7.85	N4°58'15"E
LOT 101	1106.53	7.85	7.85	N4°58'15"E
LOT 102	286.00	7.85	7.85	N4°58'15"E
LOT 103	1106.53	7.85	7.85	N4°58'15"E
LOT 104	286.00	7.85	7.85	N4°58'15"E
LOT 105	1106.53	7.85	7.85	N4°58'15"E
LOT 106	286.00	7.85	7.85	N4°58'15"E
LOT 107	1106.53	7.85	7.85	N4°58'15"E
LOT 108	286.00	7.85	7.85	N4°58'15"E
LOT 109	1106.53	7.85	7.85	N4°58'15"E
LOT 110	286.00	7.85	7.85	N4°58'15"E
LOT 111	1106.53	7.85	7.85	N4°58'15"E
LOT 112	286.00	7.85	7.85	N4°58'15"E
LOT 113	1106.53	7.85	7.85	N4°58'15"E
LOT 114	286.00	7.85	7.85	N4°58'15"E
LOT 115	1106.53	7.85	7.85	N4°58'15"E
LOT 116	286.00	7.85	7.85	N4°58'15"E
LOT 117	1106.53	7.85	7.85	N4°58'15"E
LOT 118	286.00	7.85	7.85	N4°58'15"E
LOT 119	1106.53	7.85	7.85	N4°58'15"E
LOT 120	286.00	7.85	7.85	N4°58'15"E
LOT 121	1106.53	7.85	7.85	N4°58'15"E
LOT 122	286.00	7.85	7.85	N4°58'15"E
LOT 123	1106.53	7.85	7.85	N4°58'15"E
LOT 124	286.00	7.85	7.85	N4°58'15"E
LOT 125	1106.53	7.85	7.85	N4°58'15"E
LOT 126	286.00	7.85	7.85	N4°58'15"E
LOT 127	1106.53	7.85	7.85	N4°58'15"E
LOT 128	286.00	7.85	7.85	N4°58'15"E
LOT 129	1106.53	7.85	7.85	N4°58'15"E
LOT 130	286.00	7.85	7.85	N4°58'15"E
LOT 131	1106.53	7.85	7.85	N4°58'15"E
LOT 132	286.00	7.85	7.85	N4°58'15"E
LOT 133	1106.53	7.85	7.85	N4°58'15"E
LOT 134	286.00	7.85	7.85	N4°58'15"E
LOT 135	1106.53	7.85	7.85	N4°58'15"E
LOT 136	286.00	7.85	7.85	N4°58'15"E
LOT 137	1106.53	7.85	7.85	N4°58'15"E
LOT 138	286.00	7.85	7.85	N4°58'15"E
LOT 139	1106.53	7.85	7.85	N4°58'15"E
LOT 140	286.00	7.85	7.85	N4°58'15"E
LOT 141	1106.53	7.85	7.85	N4°58'15"E
LOT 142	286.00	7.85	7.85	N4°58'15"E
LOT 143	1106.53	7.85	7.85	N4°58'15"E
LOT 144	286.00	7.85	7.85	N4°58'15"E
LOT 145	1106.53	7.85	7.85	N4°58'15"E
LOT 146	286.00	7.85	7.85	N4°58'15"E
LOT 147	1106.53	7.85	7.85	N4°58'15"E
LOT 148	286.00	7.85	7.85	N4°58'15"E
LOT 149	1106.53	7.85	7.85	N4°58'15"E
LOT 150	286.00	7.85	7.85	N4°58'15"E
LOT 151	1106.53	7.85	7.85	N4°58'15"E
LOT 152	286.00	7.85	7.85	N4°58'15"E
LOT 153	1106.53	7.85	7.85	N4°58'15"E
LOT 154	286.00	7.85	7.85	N4°58'15"E
LOT 155	1106.53	7.85	7.85	N4°58'15"E
LOT 156	286.00	7.85	7.85	N4°58'15"E
LOT 157	1106.53	7.85	7.85	N4°58'15"E
LOT 158	286.00	7.85	7.85	N4°58'15"E
LOT 159	1106.53	7.85	7.85	N4°58'15"E
LOT 160	286.00	7.85	7.85	N4°58'15"E
LOT 161	1106.53	7.85	7.85	N4°58'15"E
LOT 162	286.00	7.85	7.85	N4°58'15"E
LOT 163	1106.53	7.85	7.85	N4°58'15"E
LOT 164	286.00	7.85	7.85	N4°58'15"E
LOT 165	1106.53	7.85	7.85	N4°58'15"E
LOT 166	286.00	7.85	7.85	N4°58'15"E
LOT 167	1106.53	7.85	7.85	N4°58'15"E
LOT 168	286.00	7.85	7.85	N4°58'15"E
LOT 169	1106.53	7.85	7.85	N4°58'15"E
LOT 170	286.00	7.85	7.85	N4°58'15"E
LOT 171	1106.53	7.85	7.85	N4°58'15"E
LOT 172	286.00	7.85	7.85	N4°58'15"E
LOT 173	1106.53	7.85	7.85	N4°58'15"E
LOT 174	286.00	7.85	7.85	N4°58'15"E
LOT 175	1106.53	7.85	7.85	N4°58'15"E
LOT 176	286.00	7.85	7.85	N4°58'15"E
LOT 177	1106.53	7.85	7.85	N4°58'15"E
LOT 178	286.00	7.85	7.85	N4°58'15"E
LOT 179	1106.53	7.85	7.85	N4°58'15"E
LOT 180	286.00	7.85	7.85	N4°58'15"E
LOT 181	1106.53	7.85	7.85	N4°58'15"E
LOT 182	286.00	7.85	7.85	N4°58'15"E
LOT 183	1106.53	7.85	7.85	N4°58'15"E
LOT 184	286.00	7.85	7.85	N4°58'15"E
LOT 185	1106.53	7.85	7.85	N4°58'15"E
LOT 186	286.00	7.85	7.85	N4°58'15"E
LOT 187	1106.53	7.85	7.85	N4°58'15"E
LOT 188	286.00	7.85	7.85	N4°58'15"E
LOT 189	1106.53	7.85	7.85	N4°58'15"E
LOT 190	286.00	7.85	7.85	N4°58'15"E
LOT 191	1106.53	7.85	7.85	N4°58'15"E
LOT 192	286.00	7.85	7.85	N4°58'15"E
LOT 193	1106.53	7.85	7.85	N4°58'15"E
LOT 194	286.00	7.85	7.85	N4°58'15"E
LOT 195	1106.53	7.85	7.85	N4°58'15"E
LOT 196	286.00	7.85	7.85	N4°58'15"E
LOT 197	1106.53	7.85	7.85	N4°58'15"E
LOT 198	286.00	7.85	7.85	N4°58'15"E
LOT 199	1106.53	7.85	7.85	N4°58'15"E
LOT 200	286.00	7.85	7.85	N4°58'15"E
LOT 201	1106.53	7.85	7.85	N4°58'15"E
LOT 202	286.00	7.85	7.85	N4°58'15"E
LOT 203	1106.53	7.85	7.85	N4°58'15"E
LOT 204	286.00	7.85	7.85	N4°58'15"E
LOT 205	1106.53	7.85	7.85	N4°58'15"E
LOT 206	286.00	7.85	7.85	N4°58'15"E
LOT 207	1106.53	7.85	7.85	N4°58'15"E
LOT 208	286.00	7.85	7.85	N4°58'15"E
LOT 209	1106.53	7.85	7.85	N4°58'15"E
LOT 210	286.00	7.85	7.85	N4°58'15"E
LOT 211	1106.53	7.85	7.85	N4°58'15"E
LOT 212	286.00	7.85	7.85	N4°58'15"E
LOT 213	1106.53	7.85	7.85	N4°58'15"E
LOT 214	286.00	7.85	7.85	N4°58'15"E
LOT 215	1106.53	7.85	7.85	N4°58'15"E
LOT 216	286.00	7.85	7.85	N4°58'15"E
LOT 217	1106.53	7.85	7.85	N4°