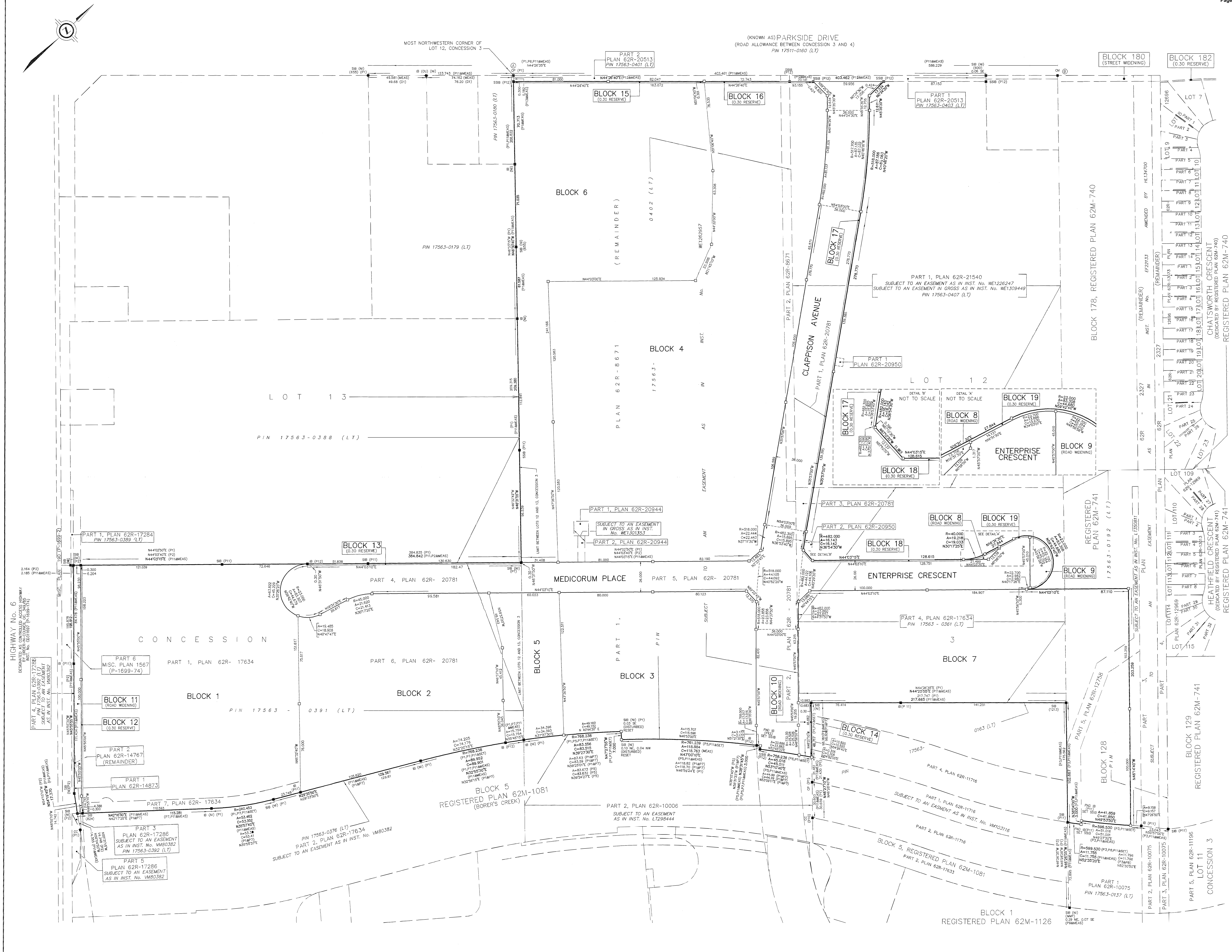

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-323

THIS 2nd DAY OF December 2020

GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT
CITY OF HAMILTON

PLAN 62M-1270

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62) AT 11:46 O'CLOCK ON THE 14 DAY OF January, 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 17563-0391 (LT) 17563-0402 (LT), 17563-0407 (LT), 17563-0361 (LT), 17563-0192 (LT). AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. WE1483113

"A. Valany"
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PINS 17563-0391 (LT) AND 17563-0402 (LT) AND PART OF PINS 17563-0407 (LT), 17563-0361 (LT) AND 17563-0192 (LT).

ALL OF BLOCKS 3, 6, 10 (ROAD WIDENING), 14 (0.30 RESERVE), 15 (0.30 RESERVE) AND PART OF BLOCKS 4, 5, 16 (0.30 RESERVE) AND PART OF CLAPPISON AVENUE AND PART OF MEDICORUM PLACE ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER WE1262957.

PART OF BLOCKS 4, 16 (0.30 RESERVE), 17 (0.30 RESERVE) AND PART OF CLAPPISON AVENUE ARE SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER WE1226247 AND SUBJECT TO AN EASEMENT IN GROSS AS IN INSTRUMENT NUMBER WE1309449.

PART OF BLOCK 4 IS SUBJECT TO AN EASEMENT IN GROSS AS IN INSTRUMENT NUMBER WE1301353.

PART OF BLOCK 7 IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT NUMBER LT350811.

ALL OF BLOCKS 3, 6, 10 (ROAD WIDENING), 14 (0.30 RESERVE), 15 (0.30 RESERVE) AND PART OF BLOCKS 4, 5, 16 (0.30 RESERVE) AND PART OF CLAPPISON AVENUE AND PART OF MEDICORUM PLACE COMPRISE ALL OF PIN 17563-0402 (LT).

ALL OF BLOCKS 1, 2, 11 (STREET WIDENING), 12 (0.30 RESERVE), 13 (0.30 RESERVE) AND PART OF BLOCK 5 AND PART OF MEDICORUM PLACE COMPRISE ALL OF PIN 17563-0391 (LT).

PART OF BLOCKS 4, 16 (0.30 RESERVE), 17 (0.30 RESERVE) AND PART OF CLAPPISON AVENUE COMPRISE PART OF PIN 17563-0407 (LT)

ALL OF BLOCKS 7, 8 AND 9 AND ALL OF ENTERPRISE CRESCENT AND ALL OF BLOCKS 18 (0.30 RESERVE) AND 19 (0.30 RESERVE) AND PART OF CLAPPISON AVENUE AND PART OF BLOCK 17 (0.30 RESERVE) COMPRISE PART OF PIN 17563-0361 (LT).

PART OF BLOCK 7 COMPRISES PART OF PIN 17563-0192 (LT).

PLAN OF SUBDIVISION OF

PART OF LOTS 12 AND 13 CONCESSION 3

(GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH)

PART OF BLOCK 128 REGISTERED PLAN 62M-741

CITY OF HAMILTON

SCALE 1 : 1000

20 0 20 40 60 metres

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

FOR PINS 17563-0361 (LT), 17563-0391 (LT) AND 17563-0402 (LT)
THIS IS TO CERTIFY THAT:

1. BLOCKS 1, 2, 3, 5 AND 6, AND PART OF BLOCKS 4 AND 7, THE STREETS NAMELY MEDICORUM PLACE, ENTERPRISE CRESCENT AND PART OF CLAPPISON AVENUE, THE STREET WIDENING NAMELY BLOCKS 8, 9, 10, 11 AND THE 0.30 RESERVES NAMELY BLOCKS 12, 13, 14, 15, 18, 19 AND PART OF BLOCKS 16 AND 17 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS NAMELY MEDICORUM PLACE, ENTERPRISE CRESCENT, PART OF CLAPPISON AVENUE AND BLOCK 8 (ROAD WIDENING), BLOCK 9 (ROAD WIDENING) AND BLOCK 10 (ROAD WIDENING) ARE HEREBY DEDICATED TO THE CITY OF HAMILTON AS PUBLIC HIGHWAYS.
3. THE STREET WIDENING, NAMELY BLOCK 11 IS HEREBY DEDICATED AS PUBLIC HIGHWAY.

DATED THIS 24 DAY OF NOVEMBER 2020

FLAMBOROUGH POWER CENTRE INC.

JOHN KRPAN
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

FOR PIN 17563-0192 (LT)
THIS IS TO CERTIFY THAT:

1. PART OF BLOCK 7 HAS BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

DATED THIS 24 DAY OF NOVEMBER 2020

FLAMBOROUGH CAPITAL CORPORATION INC.

JOHN KRPAN
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

FOR PIN 17563-0407 (LT)
THIS IS TO CERTIFY THAT:

1. PART OF BLOCK 4, THE STREET NAMELY PART OF CLAPPISON AVENUE AND THE 0.30 RESERVES NAMELY PART OF BLOCKS 16 AND 17 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET NAMELY PART OF CLAPPISON AVENUE IS HEREBY DEDICATED TO THE CITY OF HAMILTON AS PUBLIC HIGHWAY.

DATED THIS 24 DAY OF NOVEMBER 2020

ANKARA REALTY LIMITED

JOHN KRPAN
"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) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999664.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	587 200.15	4 797 164.02
ORP (B)	587 482.56	4 797 451.98

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

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
CM	DENOTES	CONCRETE MONUMENT
CP	DENOTES	CONCRETE PIN
MEAS	DENOTES	MEASURED
600	DENOTES	SIDNEY W. WOODS, O.L.S.
655	DENOTES	JOHN T. PETERS, O.L.S.
824	DENOTES	A.T. McLAREN LIMITED
1213	DENOTES	JOHN D. PETERS, O.L.S.
MMP	DENOTES	MACKAY, MACKAY & PETERS LIMITED
NI	DENOTES	NOT IDENTIFIABLE
P1	DENOTES	PLAN 62R-17634
P2	DENOTES	PLAN 62R-17286
P3	DENOTES	REGISTERED PLAN 62M-741
P5	DENOTES	PLAN 62R-10006
P6	DENOTES	PLAN 62R-8248
P7	DENOTES	REGISTERED PLAN 62M-1126
P8	DENOTES	PLAN 62R-12758
P9	DENOTES	PLAN OF SURVEY BY J.D. BARNES LTD., DATED APRIL 24, 2015
P10	DENOTES	PLAN 62R-17634
P11	DENTOES	PLAN OF SURVEY, BY J.D. BARNES LTD, DATED APRIL 30, 2015 REFERENCE No. 14-30-700-04-A
P12	DENOTES	PLAN 62R-20781
P13	DENOTES	PLAN 62R-20513
D1	DENOTES	INSTRUMENT No. CD502014
FND	DENOTES	FOUND

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEY MONUMENTS PLANTED ARE SHORT STANDARD IRON BARS UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ON CURVED LIMITS ARE ARC MEASUREMENTS.

THE 0.30 RESERVE BLOCKS HAVE BEEN EXAGGERATED FOR CLARITY

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 NOVEMBER 23, 2020

NOVEMBER 24, 2020
DATE

R. S. QUERUBIN
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
JW	RSQ	14-30-700-02-A PHASE 1
FILE:G:\14-30-700\02\mp43070002-PH1.dgn		DATED: NOVEMBER 24, 2020

PLOTTED: 12/2/2020