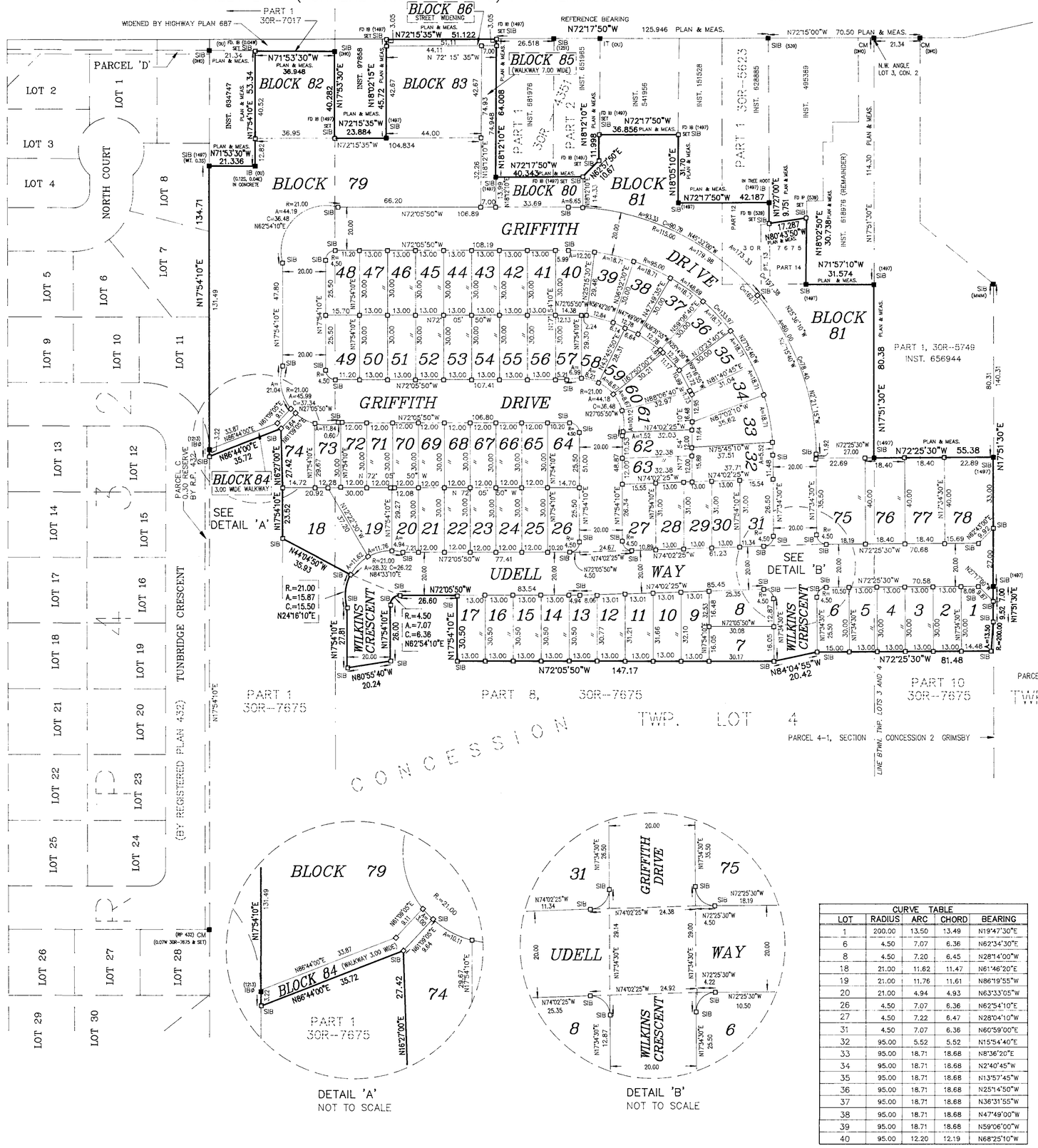


CURVE TABLE				
LOT	RADIUS	ARC	CHORD	BEARING
1	200.00	13.50	13.49	N19°47'30"E
6	4.50	7.07	6.36	N62°34'30"E
8	4.50	7.20	6.45	N28°14'00"W
18	21.00	11.62	11.47	N61°46'20"E
19	21.00	11.76	11.61	N86°19'55"W
20	21.00	4.94	4.93	N63°33'05"W
26	4.50	7.07	6.36	N62°54'10"E
27	4.50	7.22	6.47	N28°04'10"W
31	4.50	7.07	6.36	N60°59'00"E
32	95.00	5.52	5.52	N15°54'40"E
33	95.00	18.71	18.68	N8°36'20"E
34	95.00	18.71	18.68	N2°40'45"W
35	95.00	18.71	18.68	N13°57'45"W
36	95.00	18.71	18.68	N25°14'50"W
37	95.00	18.71	18.68	N36°31'55"W
38	95.00	18.71	18.68	N47°49'00"W
39	95.00	18.71	18.68	N59°06'00"W
40	95.00	12.20	12.19	N68°25'10"W

CURVE TABLE				
LOT	RADIUS	ARC	CHORD	BEARING
48	4.50	7.07	6.36	N62°54'10"E
49	4.50	7.07	6.36	N27°05'50"W
57	21.00	6.99	6.96	N77°50'40"W
58	21.00	8.21	8.16	N57°06'40"W
59	21.00	8.67	8.61	N34°04'55"W
60	21.00	8.67	8.61	N10°25'20"W
61	21.00	10.12	10.03	N15°13'05"E
62	21.00	1.52	1.52	N31°06'25"E
64	4.50	7.07	6.36	N27°05'50"W
73	21.00	11.84	11.69	N73°41'35"W
74	21.00	10.11	10.02	N43°44'20"W
75	4.50	7.07	6.36	N27°25'30"W
BLOCK 79	21.00	21.04	20.17	N6°57'30"E
BLOCK 79	21.00	44.19	36.48	N62°54'10"E
BLOCK 80	115.00	6.65	6.65	N70°26'25"W
BLOCK 81	115.00	173.33	157.38	N25°36'10"W
BLOCK 84	21.00	3.00	3.00	N25°50'50"W

Approved under Section 50 of THE PLANNING ACT, 1983
this 25th day of Oct., 1996
Authorized Signature

PLAN 30M-236

CERTIFICATE OF REGISTRATION

I certify that this Plan 30M-236 is registered in the Land Registry Office for the Land Titles Division of Niagara North (30) at 4:15 o'clock on the 28 day of October 1996 and entered in the Register for Parcel 4-1Section CON. 2, GRIMSBY and the required Consents and Affidavits are registered as Plan Document No. 145714 L.T.

ASST. DEP LAND REGISTRAR

APPROVED UNDER SECTION 50 OF THE PLANNING ACT ,BY THE COMMISSIONER OF PLANNING AND DEVELOPMENT OF THE REGIONAL MUNICIPALITY OF NIAGARA THIS

_____ DAY OF _____, 1996.

_____
COMMISSIONER OF PLANNING AND DEVELOPMENT
REGIONAL MUNICIPALITY OF NIAGARA

THIS PLAN IS COMPRISED OF PART OF PARCEL 4-1, SECTION CONCESSION 2 GRIMSBY

PLAN OF

DORCHESTER WEST – PHASE 1

BEING A SUBDIVISION OF

PART OF LOTS 3 AND 4, CONCESSION 2

IN THE GEOGRAPHIC TOWNSHIP OF NORTH GRIMSBY
NOW IN THE

TOWN OF GRIMSBY

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:1000
20 0 20 40 60 80 100 METRIC

J. DANIEL McLEOD ONTARIO LAND SURVEYOR
1996

METRIC :

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

LEGEND :

A SIGN THUS —○— DENOTES A STANDARD IRON BAR , PLANTED.
A SIGN THUS —○— DENOTES A 16mm Sq. , 0.66m LONG , IRON BAR , PLANTED.
—■— DENOTES FOUND.

WIT – DENOTES WITNESS
(OU) – ORIGIN UNKNOWN
(DHO) – DEPARTMENT OF HIGHWAYS ONTARIO
PLAN – PLAN 30R-7675
(1497) – J.P. NOUWENS O.L.S.
(539) – D.G. URE O.L.S
(1251) – E. EICHMANIS O.L.S.

BEARING NOTE :

BEARINGS USED HEREIN ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF REGIONAL ROAD No. 81, WHICH HAS A BEARING OF N72°17'50"W AS SHOWN ON PLAN 30R-7675

OWNER'S CERTIFICATE :

THIS IS TO CERTIFY THAT :

1. LOTS 1 TO 78 BOTH INCLUSIVE, BLOCKS 79, 80, 81, 82 AND 83, THE STREETS, NAMELY GRIFFITH DRIVE, UDELL WAY AND WILKINS CRESCENT, THE STREET WIDENING, NAMELY BLOCK 86 AND THE WALKWAYS, NAMELY BLOCKS 84 AND 85 HAVE NOT LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET WIDENING, NAMELY BLOCK 86, IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF NIAGARA AS PUBLIC HIGHWAY.
3. THE STREETS, NAMELY GRIFFITH DRIVE, UDELL WAY AND WILKINS CRESCENT ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF GRIMSBY AS PUBLIC HIGHWAYS.

OWNER : *Ricenberg Developments Limited*

July 8/96
DATE

M. ROSENBERG SECRETARY-TREASURE
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 SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 21ST. DAY OF MARCH, 1996.

May 17, 1996
DATE

J. DANIEL McLEOD
ONTARIO LAND SURVEYOR

ASHENHURST NOUWENS LIMITED
Professional Engineers & Ontario Land Surveyors
201–315 YORK BLVD.
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155 MAIN STREET EAST, SUITE 203
GRIMSBY, ONTARIO L3M 1P2
(905)945–4599 FAX(905)945–6392

DRAWN BY	CALC'D BY	CHK'D BY
B.P.		J.D.McL.

DATE MAY 15, 1996 FILE No. 93635MP

30M-236