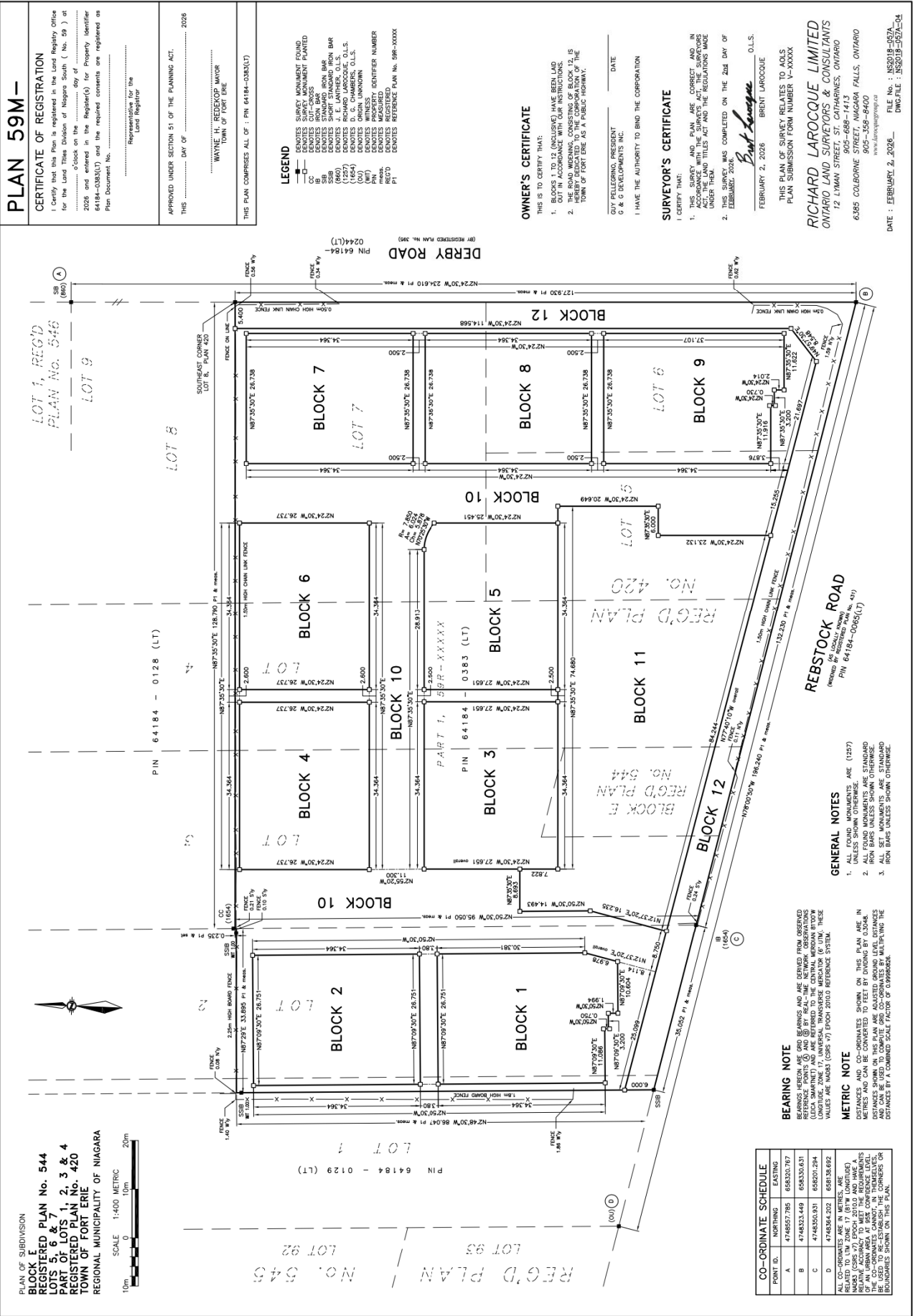


# Appendix 3



## PLAN 59M-1

**CERTIFICATE OF REGISTRATION**  
 I Certify that this Plan is registered in the Land Registry Office for the Land Titles Division of Niagara South ( No. 59 ) at \_\_\_\_\_ o'clock on the \_\_\_\_\_ day of \_\_\_\_\_ 2026 and entered in the Register(s) for Property Identifier 64184-0083(LT) and the registered contents are registered as Plan Document No. \_\_\_\_\_

Representative for the Land Registrar  
 \_\_\_\_\_  
 APPROVED UNDER SECTION 51 OF THE PLANNING ACT.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

WATSON \_\_\_\_\_ REGISTERED MAPOR  
 TOWN OF FORT ERIE

THIS PLAN COMPRISES ALL OF : PIN 64184-0083(LT)

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES CUT-CROSS MONUMENT FOUND
  - DENOTES STANDARD IRON BAR
  - DENOTES S.E. LANTHER, O.L.S.
  - (1257) DENOTES RICHARD LAROCCO, O.L.S.
  - (00) DENOTES IRON UNKNOWN
  - (WT) DENOTES WITNESS
  - DENOTES MONUMENT NUMBER
  - DENOTES MEASURED
  - DENOTES UNMEASURED
  - DENOTES REFERENCE PLAN No. 59M-XXXX
  - DENOTES REFERENCE PLAN No. 59M-XXXX

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
 1. BLOCKS 1 TO 12 (INCLUDING) HAVE BEEN LAID IN ACCORDANCE WITH OUR INSTRUMENTS;  
 2. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATIONS MADE UNDER THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;  
 3. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF FEBRUARY, 2026.

GUY FELLEGRINO, PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 G & G DEVELOPMENTS INC.

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 REGULATIONS MADE UNDER THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;  
 2. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF FEBRUARY, 2026.

*Brent Larocque*  
 BRENT LAROCCO O.L.S.  
 FEBRUARY 2, 2026

THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER V-XXXXX

**RICHARD LAROCCO LIMITED**  
 ONTARIO LAND SURVEYORS & CONSULTANTS  
 12 LYMAN STREET, ST. CATHARINES, ONTARIO  
 6385 COLEBORNE STREET, NIAGARA FALLS, ONTARIO  
 905-358-8400  
 www.larocque.ca  
 FILE No. : NS2018-007A  
 DWG-FILE : NS2018-007A-04  
 DATE : FEBRUARY 2, 2026

### GENERAL NOTES

1. UNLESS SHOWN OTHERWISE, ALL CO-ORDINATES ARE IN METRES, ARE MEASUREMENTS TO THE CENTRE OF THE MONUMENTS AND ARE TO BE ADJUSTED TO THE 2011.0 EPOCH BY DIVIDING BY 0.9998.
2. ALL FOUND MONUMENTS ARE STANDARD IRON BARS UNLESS SHOWN OTHERWISE.
3. IRON BARS UNLESS SHOWN OTHERWISE.

### BEARING NOTE

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL-TIME NETWORK OBSERVATIONS USING A LEICA TS16 TOTAL STATION WITH A REAL-TIME NETWORK RECEIVER (LANTHER, 2003.17) UNIVERSAL TRANSVERSE MERCATOR (UTM) THESE VALUES ARE MGRS (GPRS V7) EPOCH 2011.0 REFERENCE SYSTEM.

### METRIC NOTE

ALL CO-ORDINATES ARE IN METRES, ARE MEASUREMENTS TO THE CENTRE OF THE MONUMENTS AND ARE TO BE ADJUSTED TO THE 2011.0 EPOCH BY DIVIDING BY 0.9998. THE CO-ORDINATES CANNOT BE TRIMMED, IN OTHER WORDS, THE CO-ORDINATES CANNOT BE MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999826.

| POINT ID. | NORTHING    | EASTING    |
|-----------|-------------|------------|
| A         | 4748527.285 | 668320.287 |
| B         | 4748533.449 | 658530.831 |
| C         | 4748550.831 | 658201.294 |
| D         | 4748564.522 | 658136.692 |

ALL CO-ORDINATES ARE IN METRES, ARE MEASUREMENTS TO THE CENTRE OF THE MONUMENTS AND ARE TO BE ADJUSTED TO THE 2011.0 EPOCH BY DIVIDING BY 0.9998. THE CO-ORDINATES CANNOT BE TRIMMED, IN OTHER WORDS, THE CO-ORDINATES CANNOT BE MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.999826.