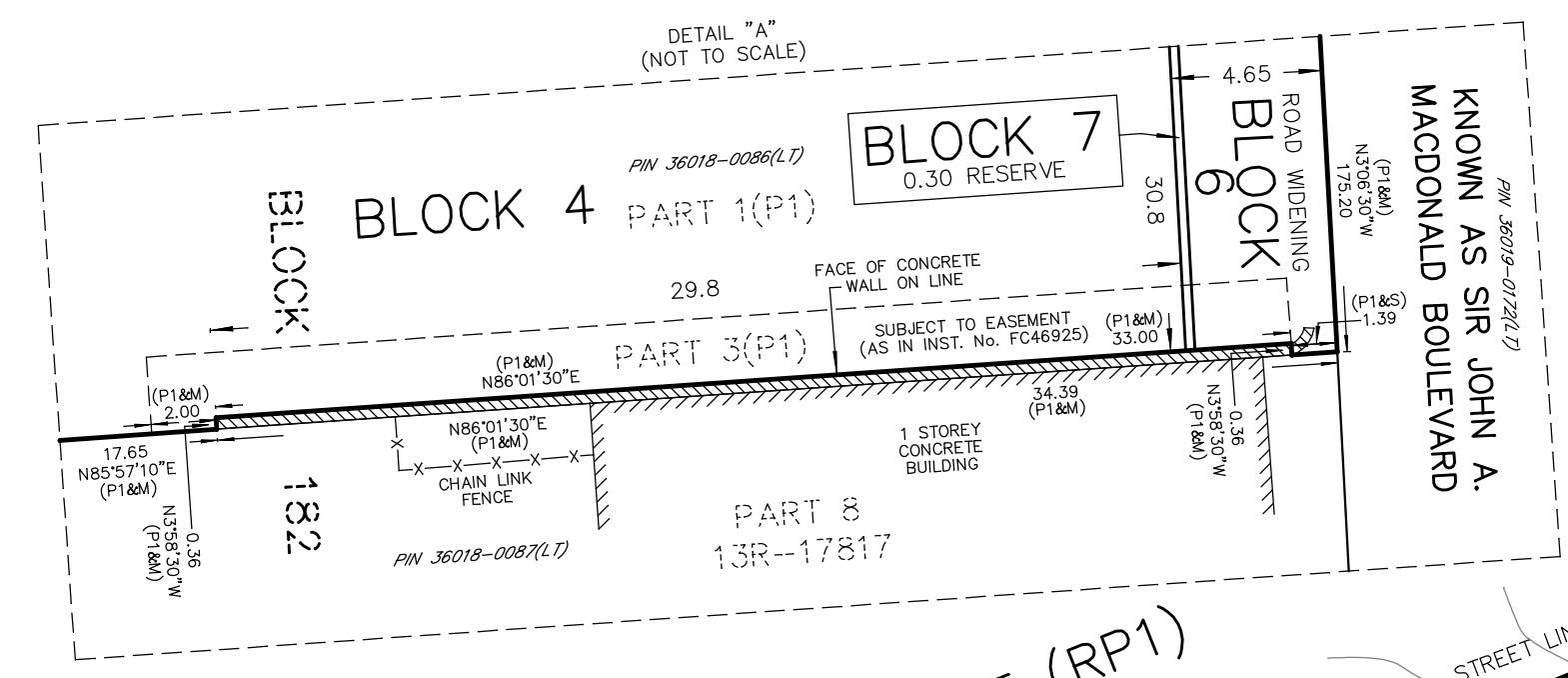
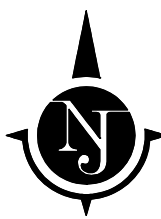
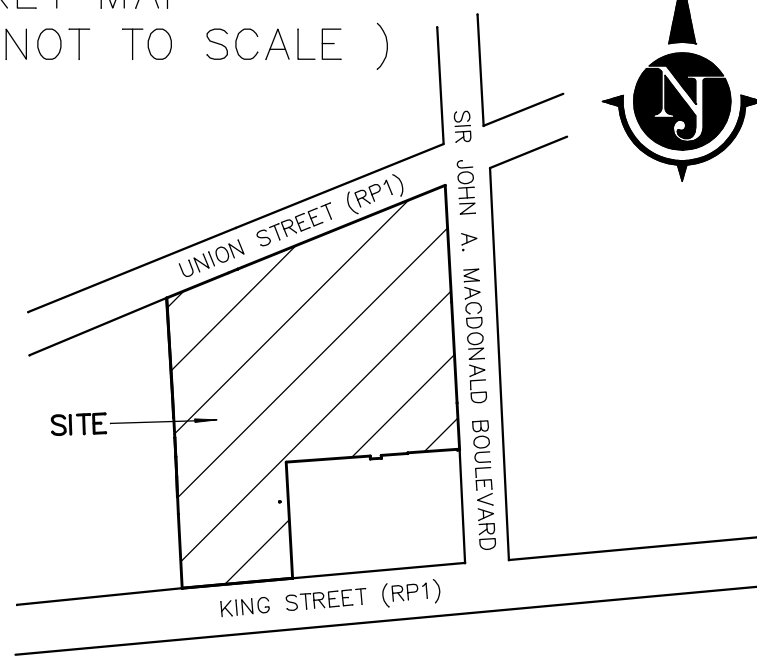


KEY MAP
(NOT TO SCALE)



USE	LOT, BLOCK	AREA(sq. m)	AREA %	UNITS	DENSITY
RESIDENTIAL/RETAIL(FUTURE PHASE)	BLOCK 1	6657	20.3	N/A	N/A
RESIDENTIAL UNITS	BLOCKS 2,3	16846	51.3	239	141.9 upha
HOTEL ROOMS	BLOCK 4	3465	10.6	119	343.4 upha
PARK AND OPEN SPACES	BLOCKS 5	4799	14.7	N/A	N/A
STREET WIDENING	BLOCK 6	916	2.7	N/A	N/A
GARDEN & GALLERY	BLOCKS 7	158	0.4	N/A	N/A
TOTAL		32841	100	358	109.0 upha

DRAFT PLAN OF SUBDIVISION
ON PART OF BLOCK 182
REGISTERED PLAN No. 54
CITY OF KINGSTON
COUNTY OF FRONTENAC

SCALE: 1 : 500
20m 10 0 30 metres

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

HOPKINS CHITTY LAND SURVEYORS INC.
2022

THIS REPORT WAS PREPARED FOR
SIDERIUS DEVELOPMENTS LTD & THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES

NOTE & LEGEND:

BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE
CENTRAL MERIDIAN, 75° WEST, ZONE 18, OF NAD 83 (1989 ADJUSTMENT),
6° UTM COORDINATE SYSTEM (GRS80 ELLIPSOID) AND ARE DERIVED FROM
HORIZONTAL CONTROL MONUMENTS 0101990201, 00819680616 & 01019840003

NAD 83 UTM COORDINATES (ZONE 18)		
POINT No.	NORTHING (M)	EASTING (M)
01019900201	4897364.995	375546.430
00819680616	4908651.683	393861.806
01019840003	4904874.771	394057.750
COMBINED SCALE FACTOR : 0.999782961.		

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING THE GROUND DISTANCES
SHOWN ON THE PLAN BY THE COMBINED SCALE FACTOR OF 0.999782961.

SYMBOL	DENOTES	SURVEY MONUMENT PLANTED
□	SSIB	SURVEY MONUMENT FOUND
□	SIB	SHORT STANDARD IRON BAR
□	IB	STANDARD IRON BAR
□	IB	IRON BAR
□	RP	ROCK POST
□	PB	PLASTIC BAR
□	CP	CONCRETE PIN
□	WIT	WITNESS
□	CALC	CALCULATED
□	S	SET
□	M	MEASURED
□	1596	LESLIE M. HIGGINSON O.L.S.
□	1407	M. PETER ALLEN O.L.S.
□	PWC	PUBLIC WORK CANADA
□	681	D.C. SMITH, O.L.S.
□	1296	R.H. SMITH, O.L.S.
□	1022	N.B. CAMPBELL, O.L.S.
□	OU	ORIGIN UNKNOWN
□	RP1	REG PLAN No. 54
□	P1	PLAN 13R-????(P1)
□	HP	HYDRO POLE
□	ANC	ANCHOR
□	OHTL	OVERHEAD HYDRO TRANSMISSION LINE

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO
BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE CORRECTLY SHOWN.

SEPTEMBER 21, 2022
DATE
LESLIE M. HIGGINSON
ONTARIO LAND SURVEYOR

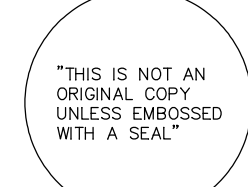
OWNER'S CERTIFICATE:

WE AUTHORIZE HOPKINS CHITTY LAND SURVEYORS INC.
TO PREPARE THIS DRAFT PLAN OF SUBDIVISION.

DATE
SIDERIUS DEVELOPMENTS LTD.
NATE DOORNEKAMP - PRESIDENT
(I HAVE AUTHORITY TO
BIND THE CORPORATION)

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER
THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN
PERMISSION OF LESLIE M. HIGGINSON SURVEYING LTD.

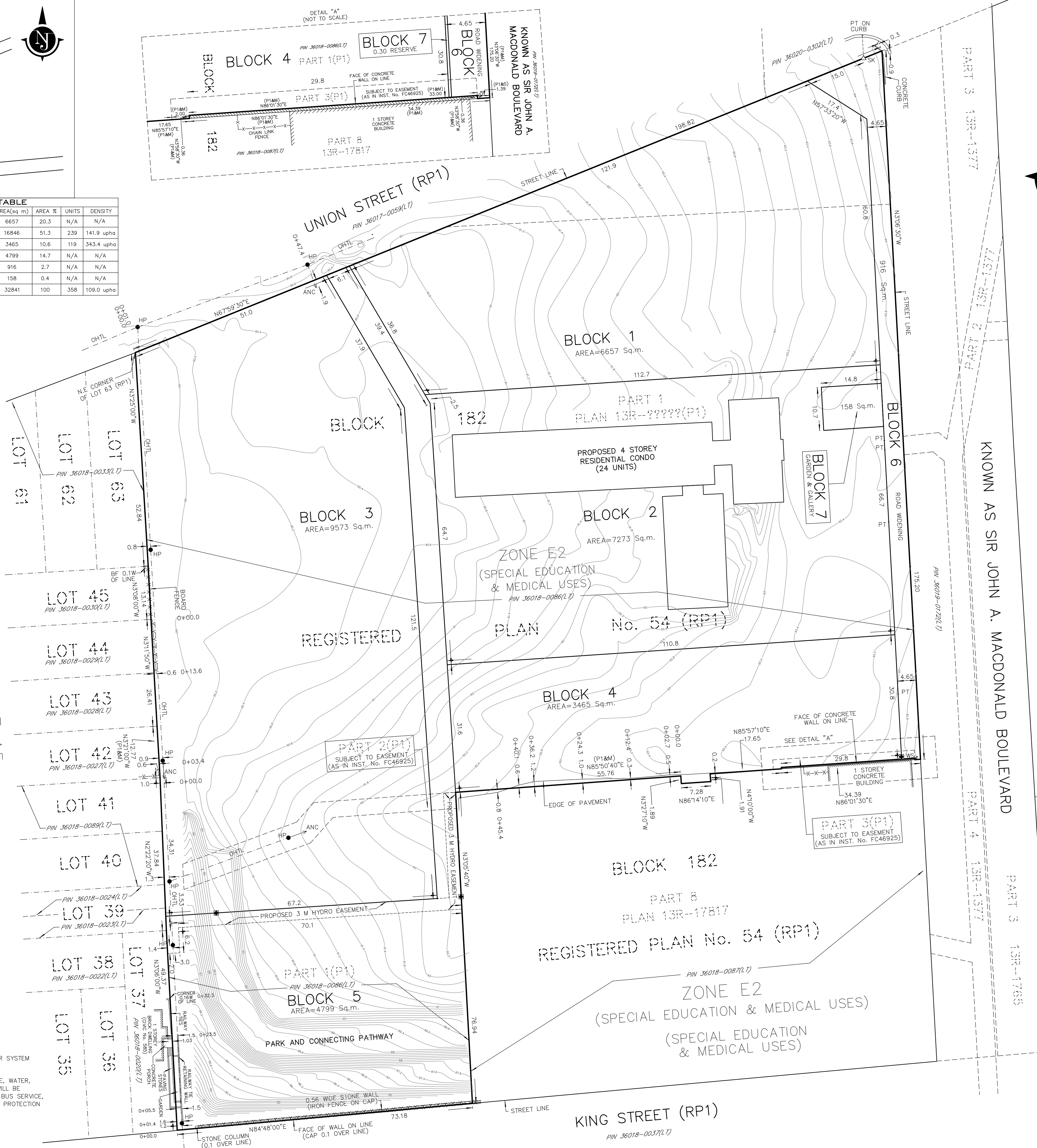
© COPYRIGHT
HOPKINS CHITTY LAND SURVEYORS INC.
LESLIE M. HIGGINSON O.L.S. 2022



DATED SEPTEMBER 21, 2022
HOPKINS CHITTY LAND SURVEYORS INC.
1224 GARDINERS ROAD, SUITE 102
KINGSTON, ONTARIO K7P 0G2
(613) 389-7986 (fax) 384-3513 www.hopkinschitty.com
FILE: CITY RP54, BLK182 | 2020-0386 GND DP

- ADDITIONAL INFORMATION UNDER THE
PLANNING ACT SECTION 51.17 (A-L)
OF THE PLANNING ACT.
- A) SEE PLAN
 - B) SEE PLAN
 - C) SEE PLAN
 - D) RESIDENTIAL
 - E) SEE PLAN
 - F) SEE PLAN
 - G) SEE PLAN
 - H) EXTENSION OF EXISTING WATER SYSTEM
CLAY LOAM COVER AND FILL
 - I) SEE PLAN
 - J) HYDRO, NATURAL GAS SERVICE, WATER,
SANITARY SEWER FACILITIES WILL BE
INSTALLED, FIRE PROTECTION, BUS SERVICE,
GARBAGE PICKUP AND POLICE PROTECTION
ARE AVAILABLE.
 - L) SEE PLAN

ZONE A5
(RESIDENTIAL)



BLOCK 182
PART 8
PLAN 13R-17817
REGISTERED PLAN No. 54 (RP1)
ZONE E2
(SPECIAL EDUCATION & MEDICAL USES)

KNOWN AS SIR JOHN A. MACDONALD BOULEVARD

KING STREET (RP1)
PIN 36018-0037(LT)