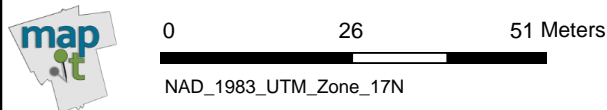
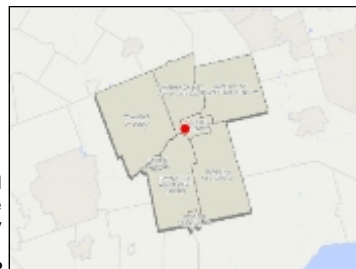




Legend

- Zoning Floodlines
- Regulation Limit
- ◆ 100 Year Flood Line
- ▲ 30 Metre Setback
- Conservation Authority Regulation Limit
- ◆ Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

November 27, 2023



Legend

Notes



0 13 26 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

November 27, 2023

PLAN OF SURVEY
OF PART OF
LOT 4, WEST OF YEO STREET
REGISTERED PLAN 10
AND PART OF
LOT 12
REGISTERED PLAN 227
CITY OF WOODSTOCK
COUNTY OF OXFORD
SCALE 1:200
THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH
BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200
ARIE J. LISE - ONTARIO LAND SURVEYOR
2023

PART 1 OF 4 PARTS
SHEET 1 OF 2 SHEETS

OXFORD STANDARD
CONDOMINIUM PLAN No.

INDEX OF PARTS		
PART	SHEETS	DESCRIPTION
1	2	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVELS 1 & 2.
2	NIL	THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM
3	?	ARCHITECTURAL PLANS
4	?	STRUCTURAL PLANS

LEVEL 1
UNITS 1 TO 4, INCLUSIVE
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OXFORD (No. 41) AT O'CLOCK ON THE DAY OF 2023.
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OXFORD (No. 41).

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE OF 2023.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.
DATE ARIE J. LISE
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-xxxxx.

DECLARATION REGISTERED AS No.
THIS PLAN COMPRISES ALL OF PIN 00101-0277 (LT).

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(PURSUANT TO CLAUSES 8 (1) (G) AND (H) OF THE CONDOMINIUM ACT 1998)

	PART	PLAN	DESCRIBED IN	NOTES
TOGETHER WITH (APPURTENANT INTERESTS)	NIL	NIL	NIL	NIL
SUBJECT TO (SERVIENT INTERESTS)	NIL	NIL	NIL	NIL

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTE:
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010)
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999564.
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (1997.0)
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG 216/10.

POINT ID	NORTHING	EASTING
A	4775191.87	518538.85
B	4775244.47	518606.26

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

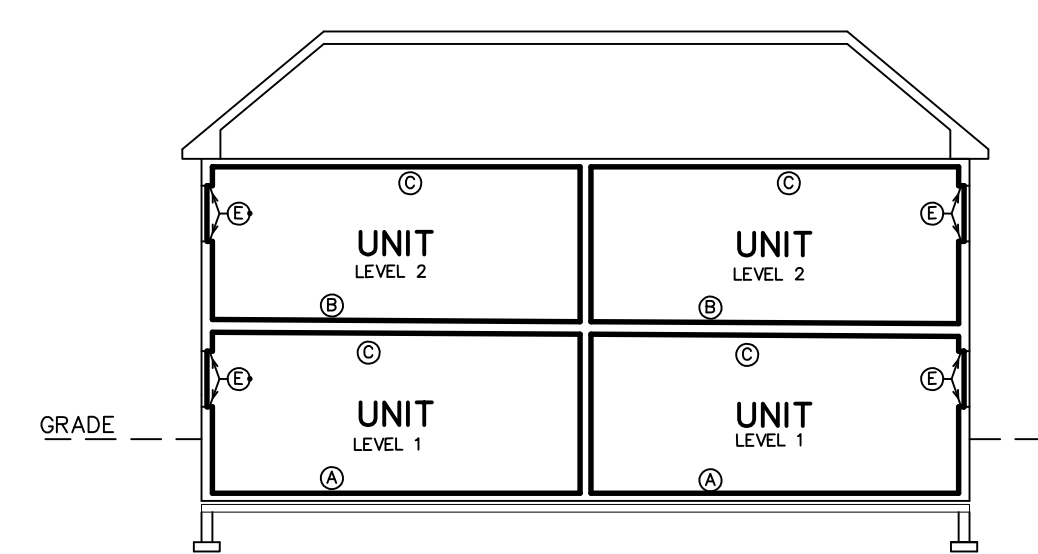
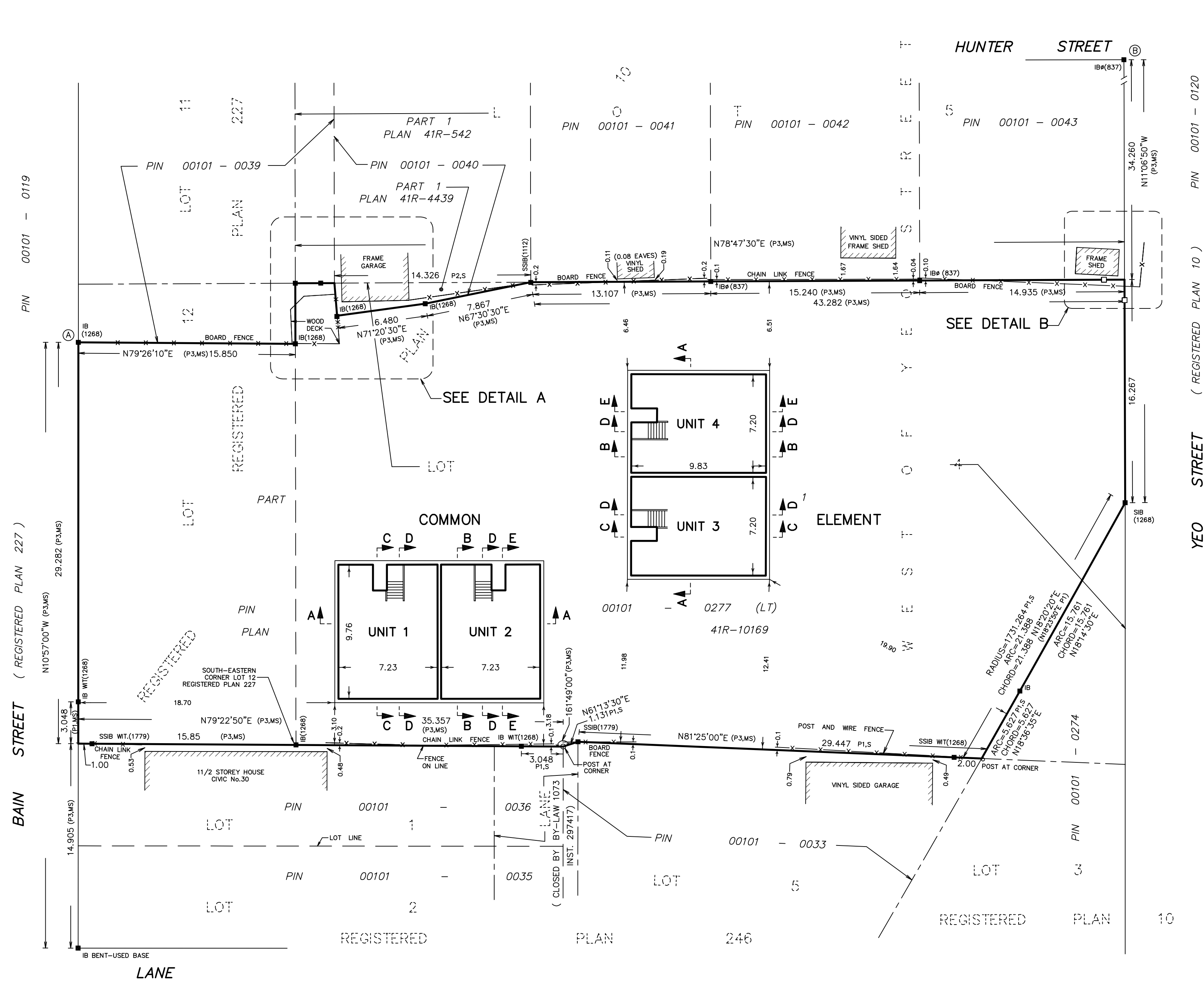
UNIT BOUNDARY DEFINITIONS:
MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE 'C' OF THE DECLARATION.
AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.
A - THE UNFINISHED UPPER OR UNIT SIDE SURFACE AND PLANE OF THE CONCRETE FLOOR SLAB.
B - THE UPPER OR UNIT SIDE SURFACE AND PLANE OF THE WOODEN SUBFLOOR.
C - THE UPPER SURFACE AND PLANE OF THE DRYWALL IN THE CEILING SEPARATING THE UNIT FROM THE COMMON ELEMENTS AND ITS PRODUCTION.
D - THE UPPER SURFACE AND PLANE OF THE DRYWALL UNDER THE STAIRS SEPARATING ONE UNIT FROM ANOTHER SUCH UNIT.
E - THE UNIT SIDE SURFACE OF ALL EXTERIOR DOORS, DOOR FRAMES, WINDOWS AND WINDOW FRAMES, THE SAID DOORS AND WINDOWS BEING IN A CLOSED POSITION, AND THE UNIT SIDE SURFACE OF ALL GLASS PANELS CONTAINED HEREIN.
F - THE BACKSIDE SURFACE AND PLANE OF THE DRYWALL.
G - THE LOWER SURFACE AND PLANE OF THE TREAD ON THE STAIRS.
H - THE BACKSIDE SURFACE AND PLANE OF THE RISERS.

MUNICIPAL APPROVAL
PART ARE HEREBY APPROVED AND PART EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998 AND SECTION 51 OF THE PLANNING ACT RSO 1990 (AS AMENDED) BY THE COUNTY OF OXFORD.
THIS DAY OF 2023
DIRECTOR OF COMMUNITY PLANNING
COUNTY OF OXFORD

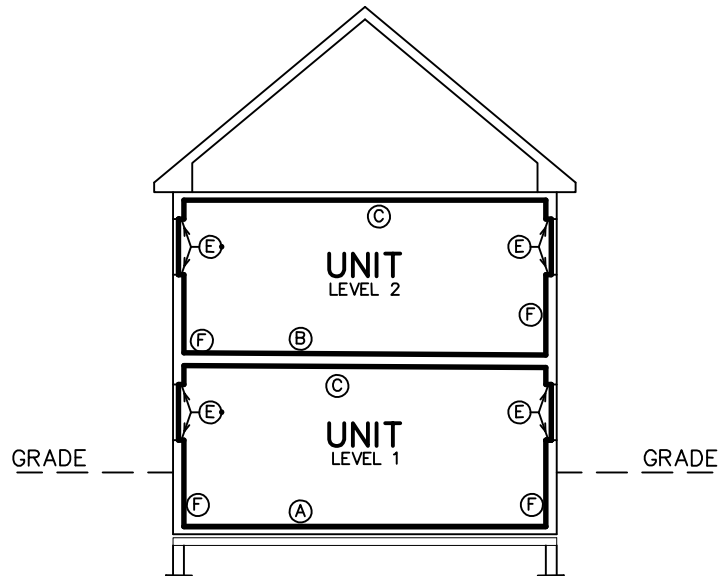
CERTIFICATE OF DECLARANT
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.
DATED AT WOODSTOCK ONTARIO.
THIS DAY OF 2023.

DECLARANT:
2749815 ONTARIO LTD.
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

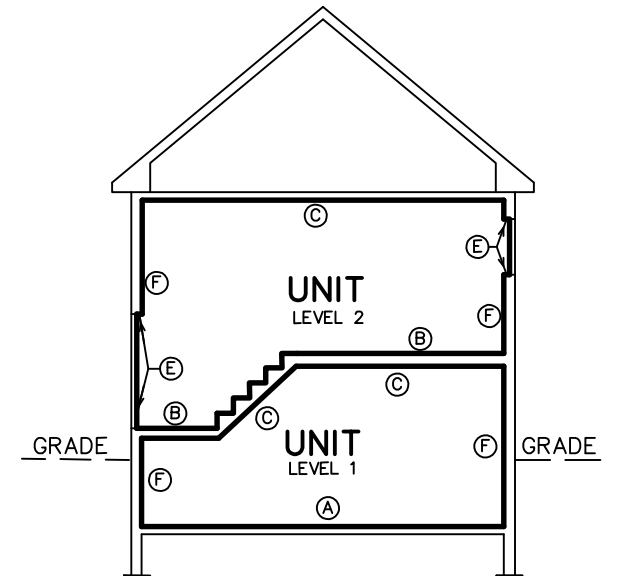
BROOKS LISE SURVEYING LTD
ONTARIO LAND SURVEYORS
UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK, ON, N4S 6P1
TEL: 519-539-8089 EMAIL: brookslise@bellnet.ca
DRAWING: TW/TAS CHECKING: A.J.L. CREW CHIEF: J.S.



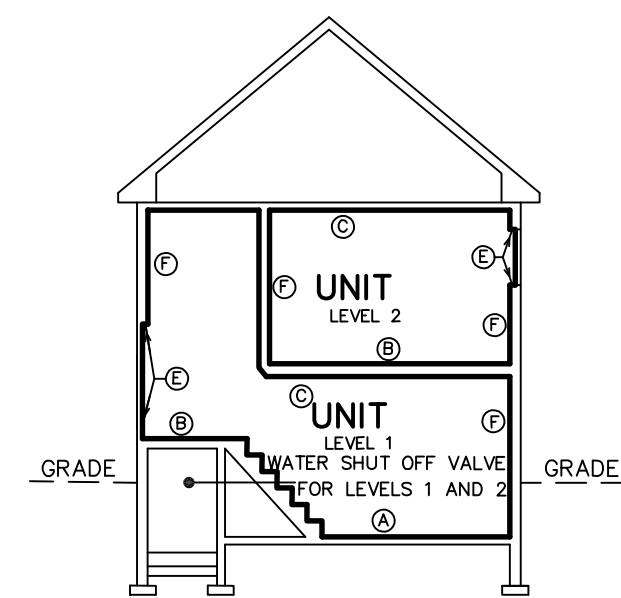
CROSS-SECTION A-A
TO ILLUSTRATE THE RELATIONSHIP
BETWEEN LEVELS 1 AND 2
(NOT TO SCALE)



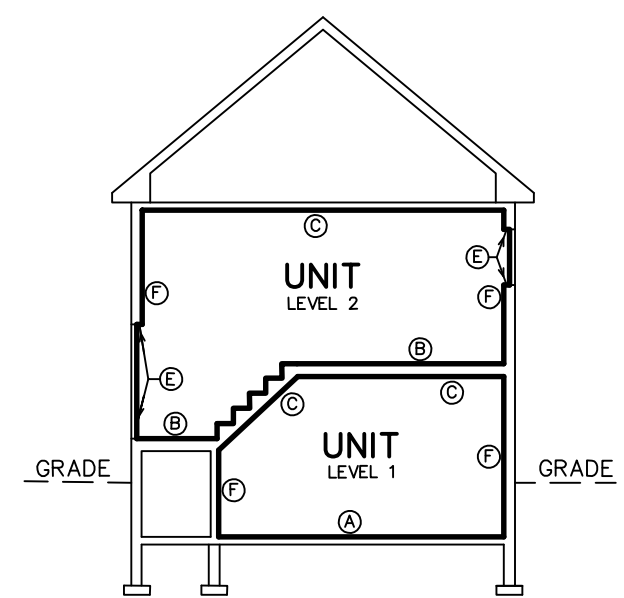
CROSS-SECTION B-B
TO ILLUSTRATE THE RELATIONSHIP
BETWEEN LEVELS 1 AND 2
(NOT TO SCALE)



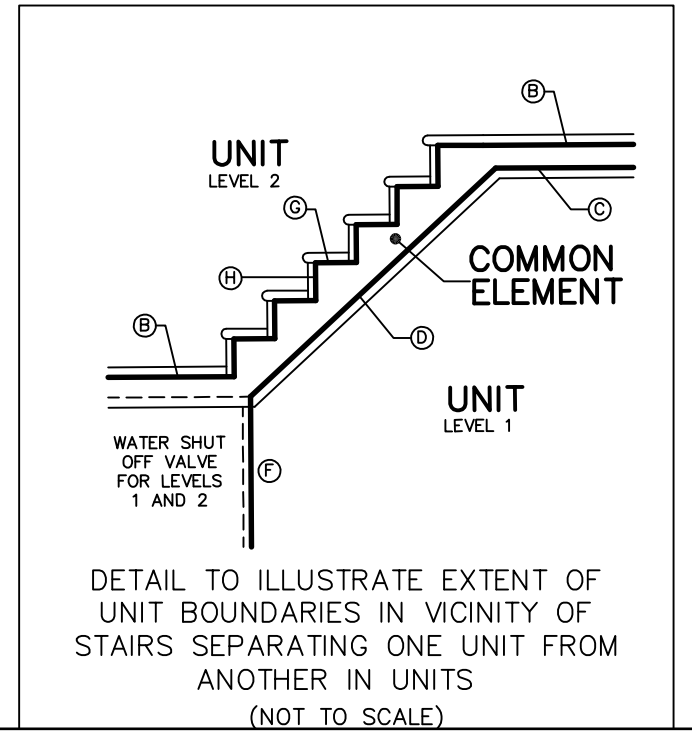
TYPICAL CROSS-SECTION C-C
TO ILLUSTRATE THE RELATIONSHIP
OF UNIT
(NOT TO SCALE)



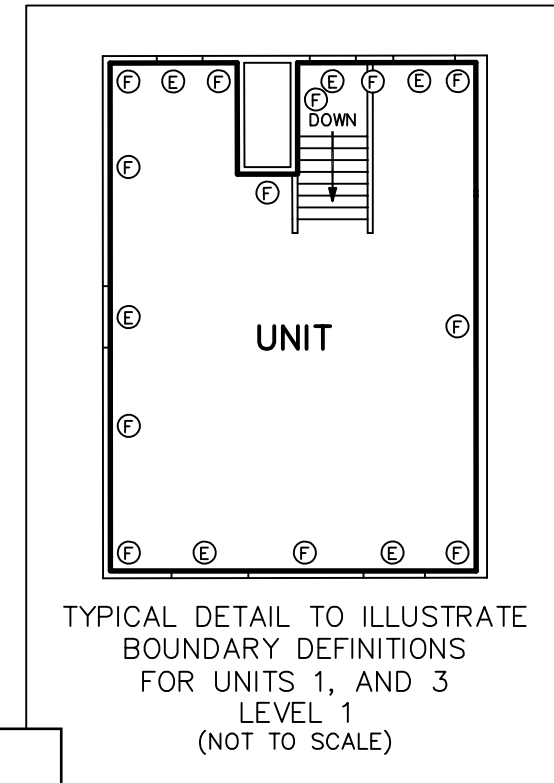
TYPICAL CROSS-SECTION D-D
TO ILLUSTRATE THE RELATIONSHIP
OF UNIT
(NOT TO SCALE)



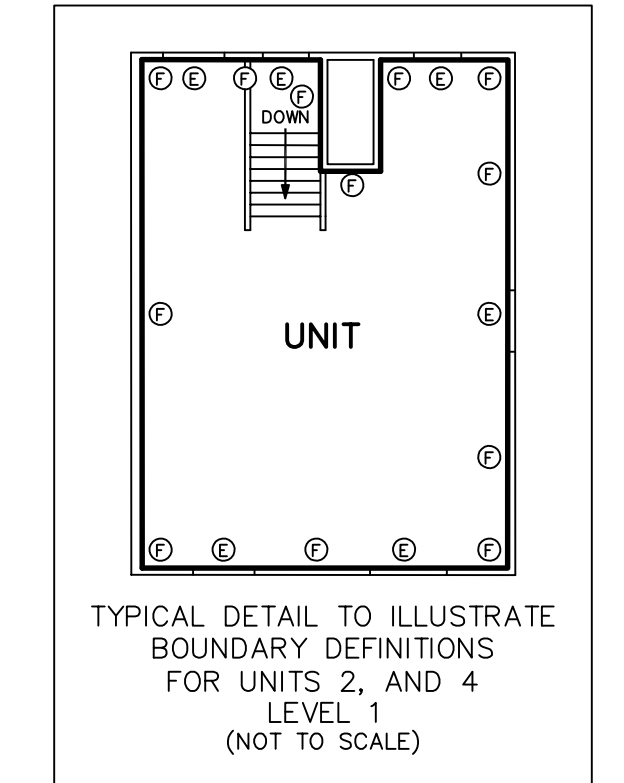
TYPICAL CROSS-SECTION E-E
TO ILLUSTRATE THE RELATIONSHIP
OF UNIT
(NOT TO SCALE)



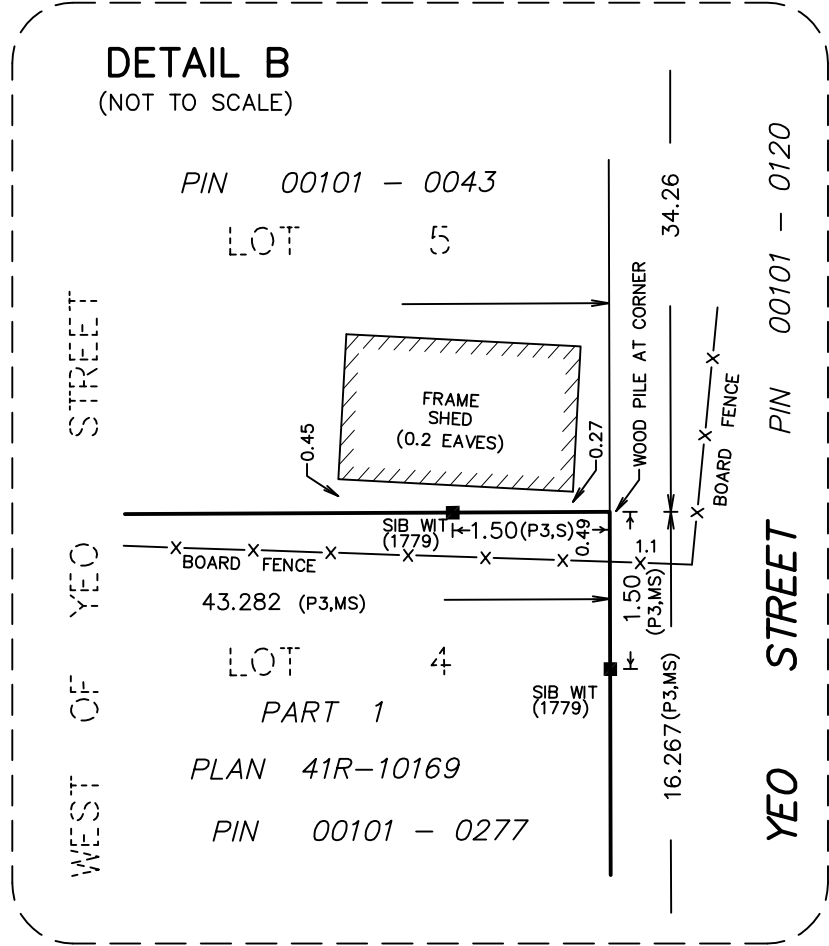
DETAIL TO ILLUSTRATE EXTENT OF
UNIT BOUNDARIES IN VICINITY OF
STAIRS SEPARATING ONE UNIT FROM
ANOTHER IN UNITS
(NOT TO SCALE)



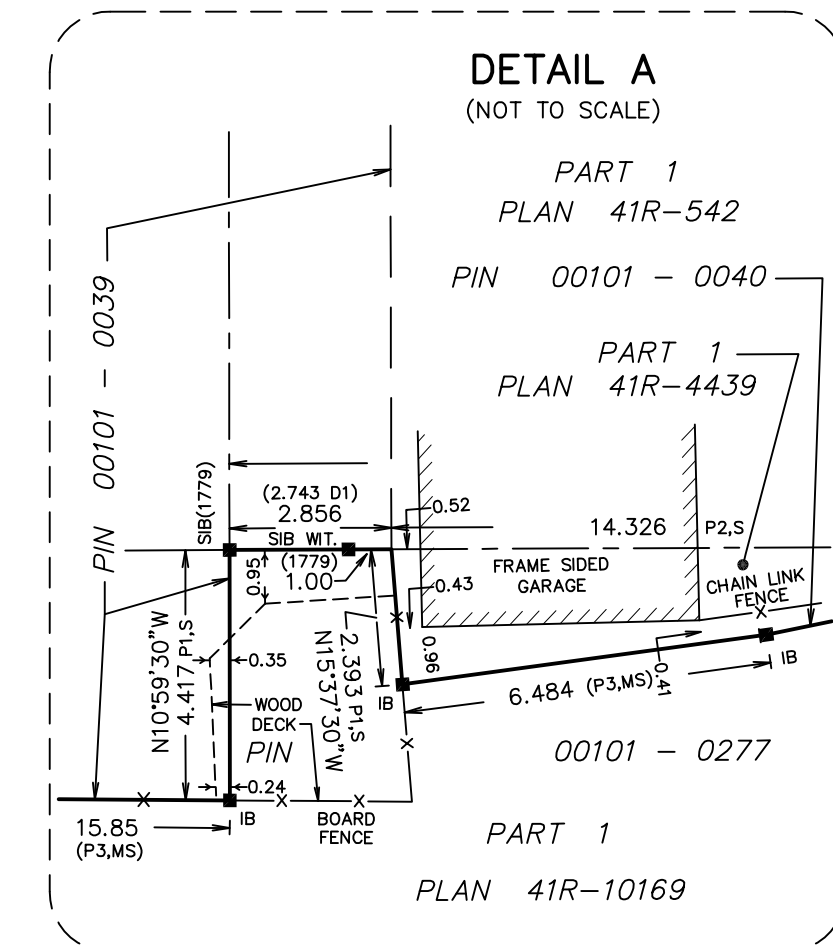
TYPICAL DETAIL TO ILLUSTRATE
BOUNDARY DEFINITIONS
FOR UNITS 1, AND 3
LEVEL 1
(NOT TO SCALE)



TYPICAL DETAIL TO ILLUSTRATE
BOUNDARY DEFINITIONS
FOR UNITS 2, AND 4
LEVEL 1
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)



DETAIL A
(NOT TO SCALE)

- LEGEND**
- SIB - STANDARD IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - IB - IRON BAR
 - CC - CUT CROSS
 - CP - CONCRETE PIN
 - - PLANTED
 - - FOUND (1268) UNLESS OTHERWISE NOTED
 - - ROUND
 - WT - WITNESS
 - MS - MEASURED
 - UP - UTILITY POLE
 - S - SET
 - P1 - PLAN 41R-8245
 - P2 - PLAN 41R-4439
 - P3 - PLAN 41R-542
 - P4 - REGISTERED PLAN 246
 - P5 - REGISTERED PLAN 227
 - D1 - PIN 00101-0039 (INST. 308098)

Plate 3: Proposed Draft Plan of Condominium
File No: CD 23-01-8 - 2749815 Ontario Ltd. - 34 Bain Street, Woodstock