

Plate 1: Location Map with Existing Zoning
 CD 24-03-8 - Villages of Sally Creek Inc- Lakeview Drive and Garden Court Crescent, Woodstock



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

August 7, 2024

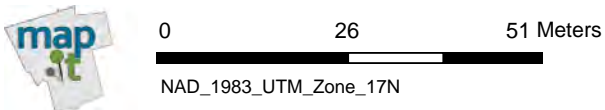




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August 7, 2024

Plate 3: Draft Plan of Condominium
CD 24-03-8 - Villages of Sally Creek Inc- Lakeview Drive and Garden Court Cres, Woodstock

PART 1 OF 4 PARTS SHEET 1 OF 1		
INDEX OF PARTS		
PART	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1
2	NIL	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM ON LEVEL 1
3	NIL	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS

OXFORD COMMON ELEMENTS CONDOMINIUM PLAN No.

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION
OF OXFORD (No. 41) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2024.

REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE
I CERTIFY THAT

(1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE CONDOMINIUM ACT, 1998, AND THE REGULATIONS MADE UNDER THEM.
(2) - THIS SURVEY WAS COMPLETED ON THE _____

DATE _____ KIM S. HUSTED
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER _____

DECLARATION REGISTERED AS NUMBER
THIS PLAN COMPRISES ALL OF PROPERTY IDENTIFIER 00100-1625

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
(PURSUANT TO SECTION 8(1)(C) AND (H) OF THE CONDOMINIUM ACT, 1998)

	PART	PLAN	DESCRIBED IN	NOTES
SERVIENT INTERESTS	10	41R-10561	CO286484	NIL
APPURTENANT INTERESTS	NIL	NIL	NIL	NIL

PLAN OF SURVEY OF BLOCK 9 REGISTERED PLAN 41M-394 CITY OF WOODSTOCK COUNTY OF OXFORD

SCALE 1:200

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

KIM HUSTED SURVEYING LTD.

CERTIFICATE OF DECLARANT
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO COMMON ELEMENTS IN ACCORDANCE WITH OUR INSTRUCTIONS

DECLARANT: THE VILLAGES OF SALLY CREEK INC.

DATE _____ CLIFF ZALUSKI, PRESIDENT
THE VILLAGES OF SALLY CREEK INC.
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

COORDINATE SCHEDULE
ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010)
COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2) OF O. REG. 216/10

POINT	NORTHING	EASTING
A	4777464.910	518309.116
B	4777347.638	518396.844

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

NOTES

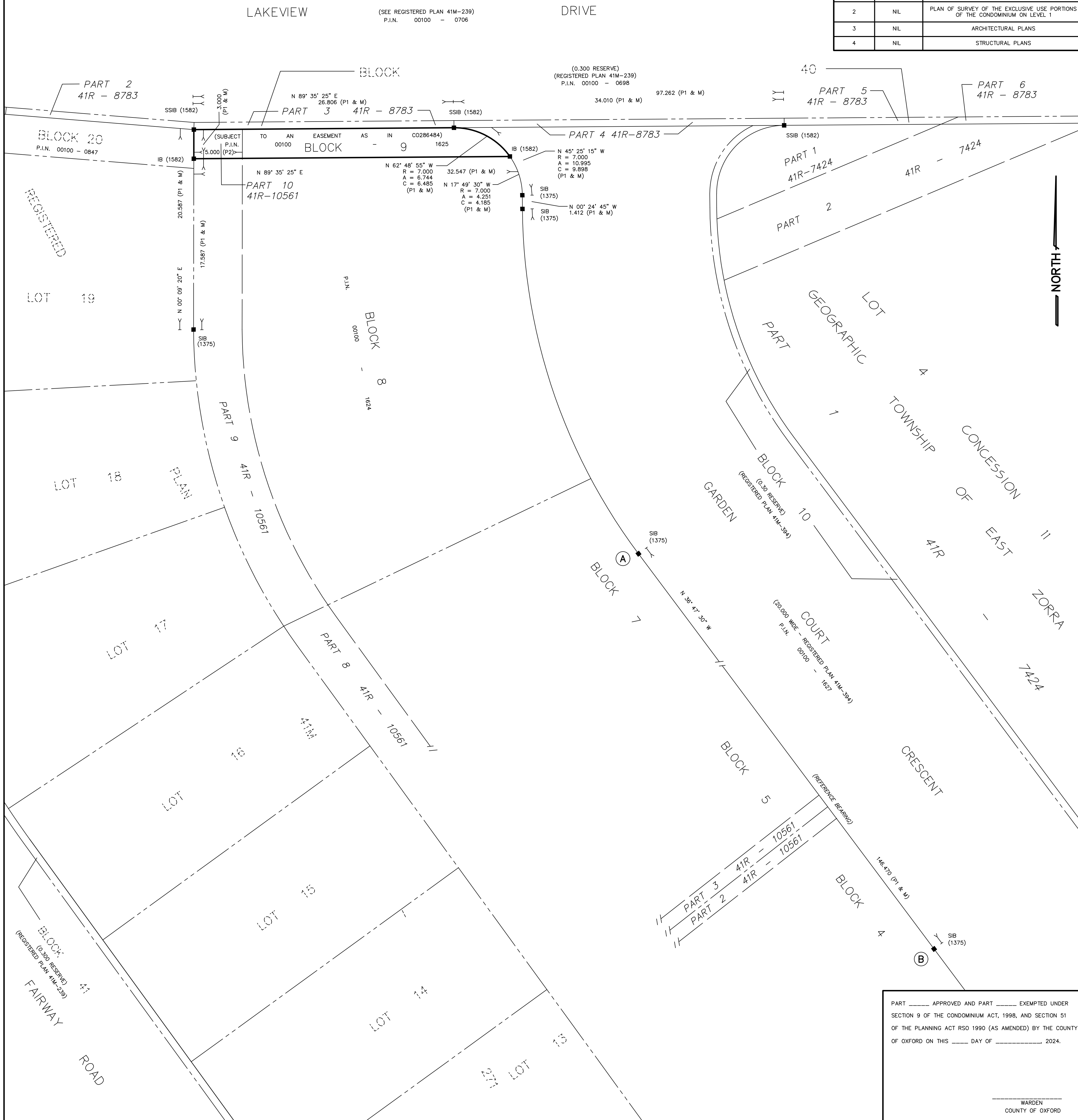
(1) BEARINGS ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF GARDEN COURT CRESCENT HAVING A BEARING OF N 36° 47' 30" W AS SHOWN ON REGISTERED PLAN 41M-394
(2) DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.99989759

LEGEND

	DENOTES SURVEY MONUMENT FOUND
	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
M	DENOTES MEASURED
(P1)	DENOTES REGISTERED PLAN 41M-394
(P2)	DENOTES DEPOSITED PLAN 41R-10561
(1375)	DENOTES BAKER & BENEDICT SURVEYING INC.
(1582)	DENOTES KIM HUSTED SURVEYING LTD.
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSBURG ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 24-19522	THE VILLAGES OF SALLY CREEK INC. GARDEN COURT CRESCENT - CONDO	REF: DWG, RDH HF1 CKD, KSH
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PART _____ 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 ON THIS _____ DAY OF _____, 2024.

WARDEN
COUNTY OF OXFORD