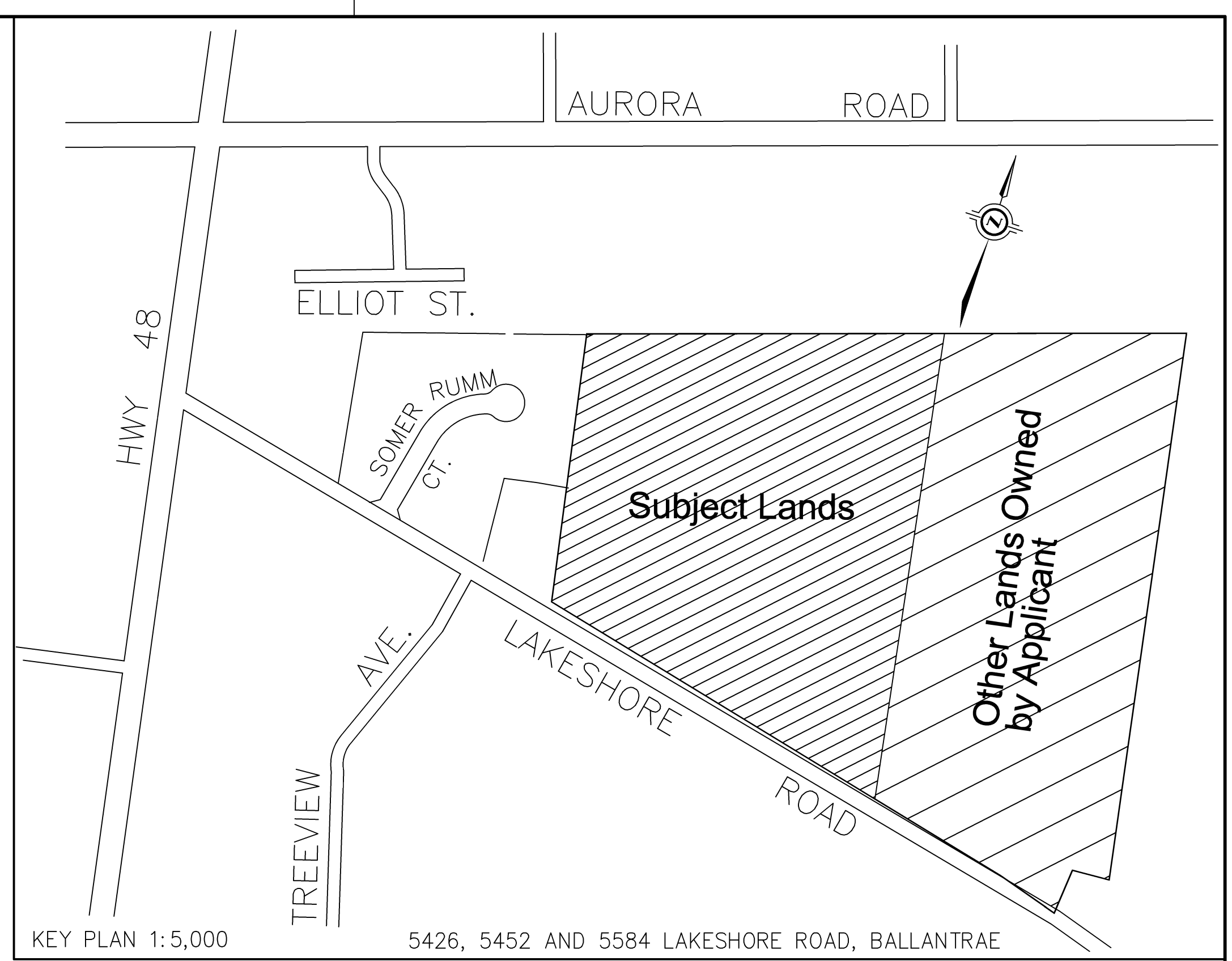
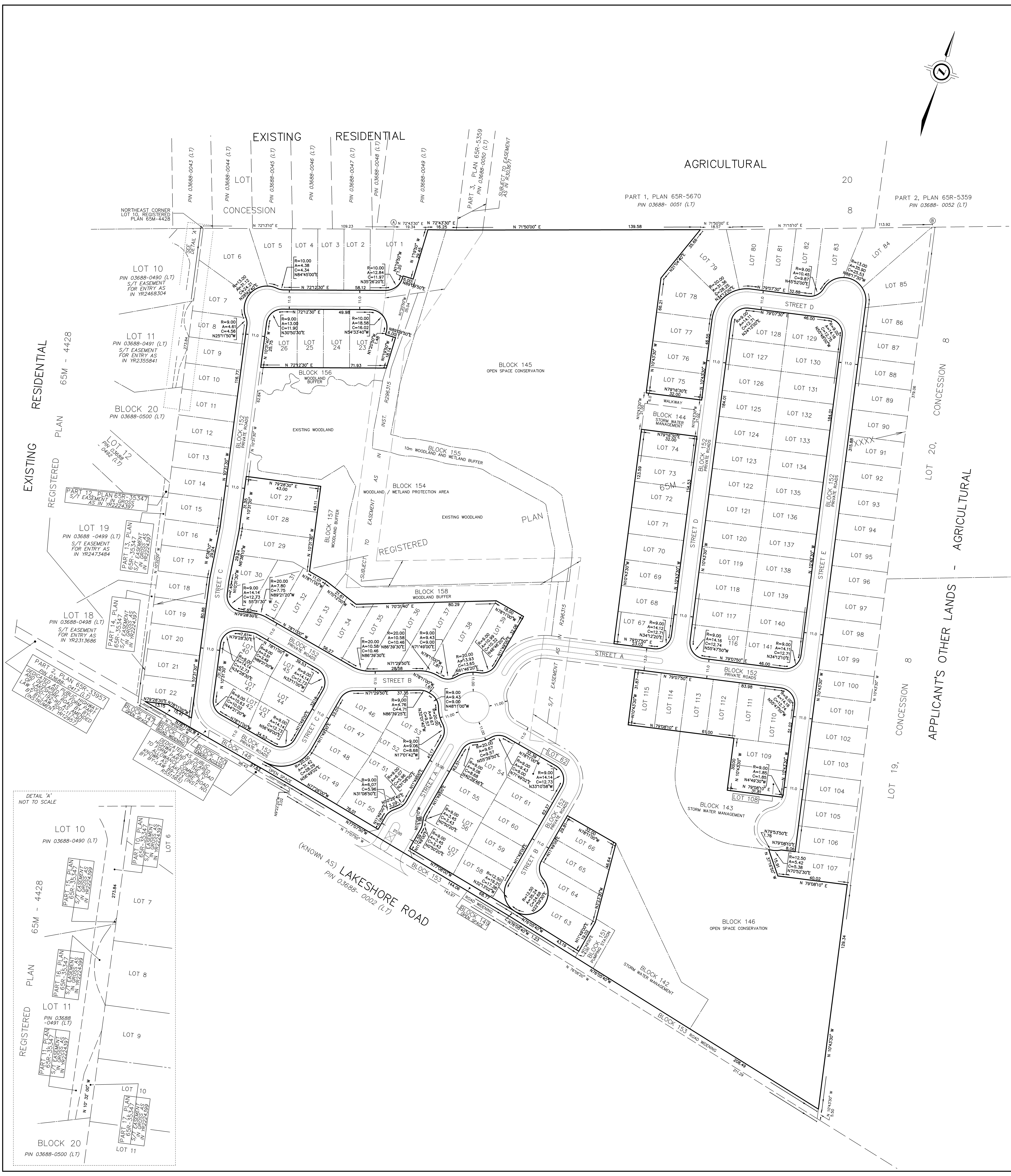
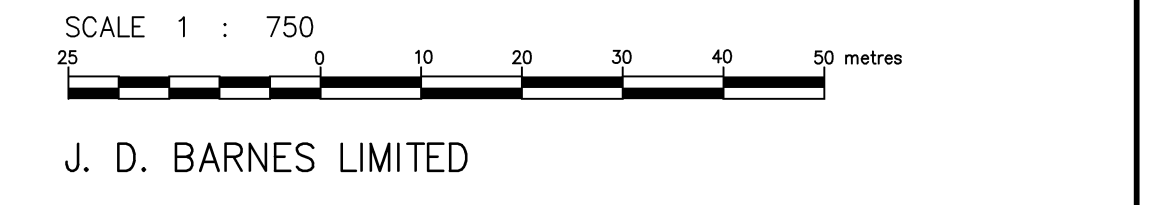




DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF
BLOCKS 142, 143, 144, 145, 146, 147,
148, 149, 150, 151, 152, 154, 155, 156,
157 AND 158
REGISTERED PLAN 65M-XXXX
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK



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

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN
D WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM
H MUNICIPAL WATER IS AVAILABLE ON ADJACENT ROADS
I FINE SANDY LOAM
K PRIVATE STORM AND SANITARY SEWERS ARE AVAILABLE
L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999784.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	636 981.69	4 877 454.82	
ORP (B)	637 273.75	4 877 551.29	

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

SITE STATISTICS

AREA OF COMMON ELEMENTS CONDOMINIUM = 8.38 ha.

WIDTH OF ROADS CONTAINED WITHIN COMMON ELEMENTS CONDOMINIUM = 11.0 m

NUMBER OF PROPOSED PARCELS OF TIED LAND = 141

BUILDINGS AND STRUCTURES INCLUDED IN THE COMMON ELEMENTS = 1

FACILITIES, FEATURES AND SERVICES INCLUDED IN THE COMMON ELEMENTS:

- 7.5m WIDE ASPHALT PAVED LANEWAY
- 1.35m WIDE SIDEWALKS (BOTH SIDES OF LANEWAY UNLESS OTHERWISE SHOWN)
- WATER MAINS AND SANITARY SEWERS
- STORM SEWERS AND CATCH BASINS
- COMMUNITY MAILBOX AREAS
- LANDSCAPED AREAS
- STORM WATER MANAGEMENT PONDS
- PUMPING STATION
- OPEN SPACE CONSERVATION AREAS, WOODLAND/WETLAND PROTECTION AREAS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____

OREG G. ROBINSON
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

WE HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.

DATE _____

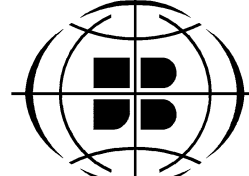
2506339 ONTARIO INC.
AUTHORIZED SIGNING OFFICER

DATE _____

RICHARD SCHICKEDANZ

ZONING: RESIDENTIAL

TOWN OF WHITCHURCH-STOUFFVILLE FILE NUMBERS:
OPA14.002; 19T(W)-14.003; AND ZBA14.014 (D09, D12 AND D14)



J.D. BARNES
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T: (905) 477-3860 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: G. VIVIAN
CHECKED BY: _____
REFERENCE NO.: 16-21-972-06-40
FILE: G:\16-21-972-06\Drawing\16-21-972-06-40.dwg
DATED: NOVEMBER 27, 2016

SURVEYING
MAPPING
LIMITED
GIS