

PART/SHEET	DATE	ELGIN STANDARD CONDOMINIUM PLAN No. 42
PART 1 OF 8 PARTS SHEET 3 OF 6 SHEETS		

INDEX OF PARTS	
PART	DESCRIPTION
1	6 PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVICED INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1
2	3 EXCLUSIVE USE PLAN
3	62 ARCHITECTURAL PLANS (FOR INITIAL PHASE)
4	NIL STRUCTURAL PLANS (FOR INITIAL PHASE)
5	11 ARCHITECTURAL PLANS (FOR PHASE 1)
6	NIL STRUCTURAL PLANS (FOR PHASE 1)
7	22 ARCHITECTURAL PLANS (FOR PHASE 2)
8	NIL STRUCTURAL PLANS (FOR PHASE 2)

REGISTERED FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ELGIN (No. 11)

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 SURVEYS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2) THE SURVEY WAS COMPLETED ON THE 24 DAY OF OCTOBER, 2023.

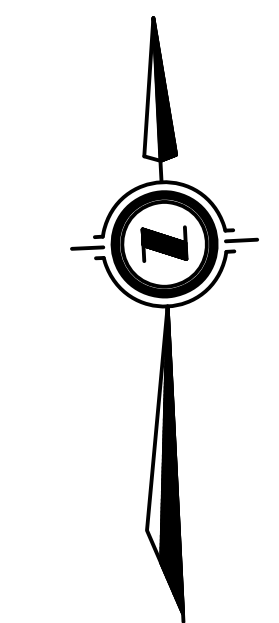
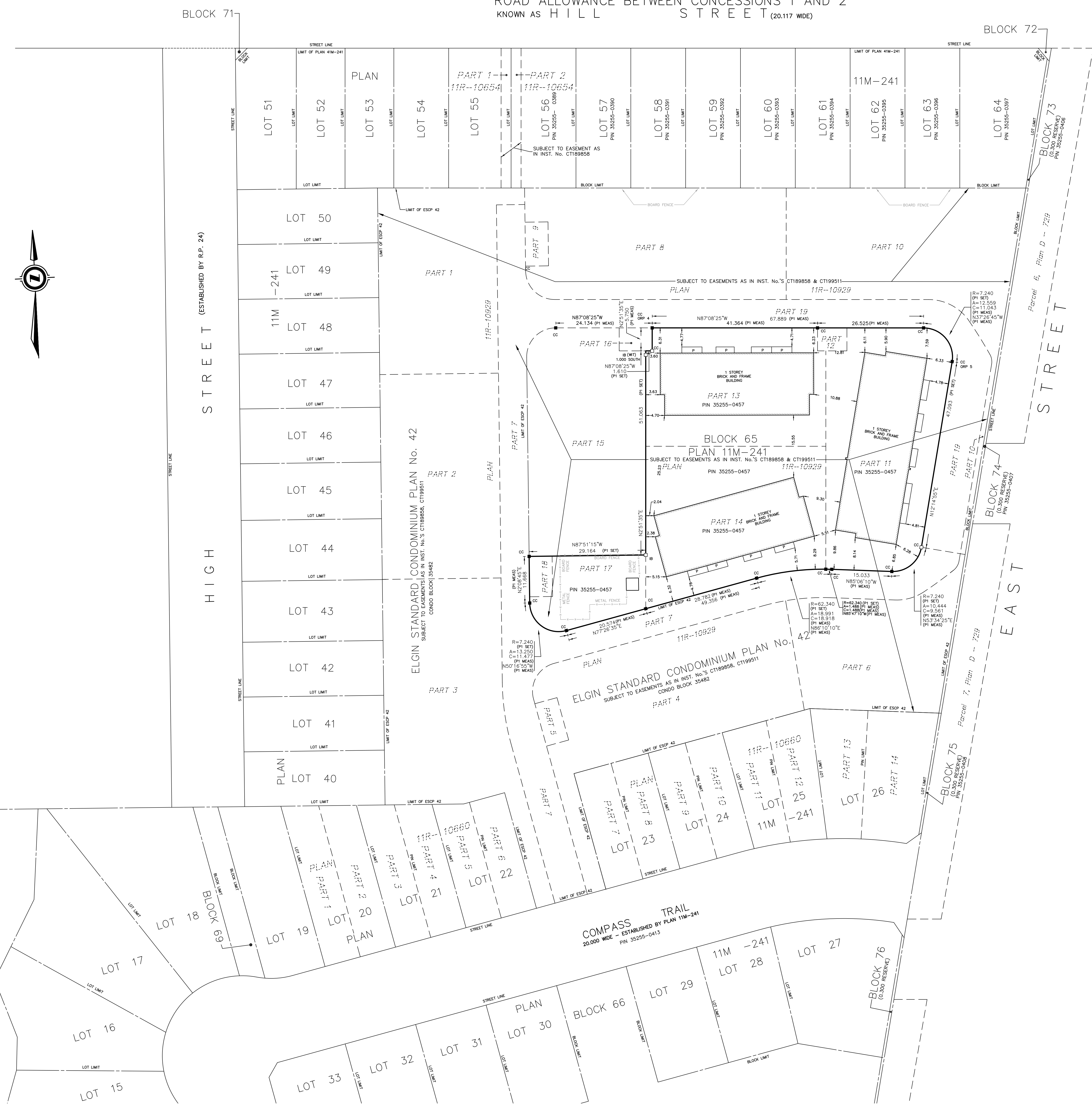
DATE: _____

JASON WILBAND
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO AOLS PLAN SUBMISSION FORM NUMBER V58863.

DECLARATION REGISTERED AS NUMBER CT223883

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 KNOWN AS HILL STREET (20.117 WIDE)



THIS PLAN COMPRISES OF ALL OF P.I.N. 35255-0457

SCHEDULE OF APPURTENANT & SERVICED INTERESTS.

(UNDER CLAUSES 8(1)(g) AND (h) OF THE CONDOMINIUM ACT 1998)

SUBJECT TO (SERVICED INTERESTS)	PART	PLAN	DESCRIBED IN	NOTES
12, 13, 14, 17, 18	11R-10929	CT189858		
12, 13, 14, 17, 18	11R-10929	CT199511		

TOGETHER WITH APPURTENANT INTERESTS: NIL

PLAN OF SURVEY
OF PART OF
BLOCK 65,
PLAN 11M-241
IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

SCALE 1:400
10 8 6 4 2 0
SCALE IN METRES

2023
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

NOTES & LEGEND

1) AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.
2) MEASUREMENTS SHOWN FROM THE BOUNDARY TO THE BUILDINGS WERE TAKEN AT GRADE AND ARE AT RIGHT ANGLES TO THE BOUNDARY, UNLESS SHOWN OTHERWISE.
3) ALL FOUND MONUMENTATION BY AGM UNLESS NOTED OTHERWISE.
4) ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE IN AGREEMENT WITH PLAN 11R-10929 UNLESS NOTED OTHERWISE.

■ DENOTES MONUMENT FOUND
□ DENOTES MONUMENT PLANTED
SSB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
CC DENOTES CUT CROSS
WIT DENOTES WITNESS
AGM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
P1 DENOTES PLAN 11R-10929
N1 DENOTES ADM FILE PS-M241-CONTROL
ESOP DENOTES ELGIN STANDARD CONDOMINIUM PLAN
P DENOTES PORCH

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID MADS3 (CSRS) EPOCH(2010), DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999710267.

POINT ID	NORTHING	EASTING
DRP 4	4724752.577	482913.815
DRP 5	4724745.427	482988.302

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

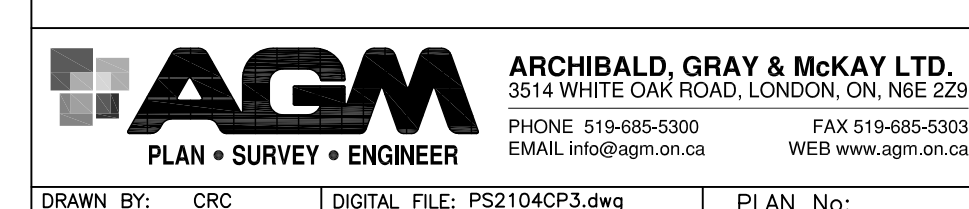
METRIC:
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CERTIFICATE OF DECLARANT:
THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THE PHASE SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DATED THIS _____ DAY OF _____

DECLARANT:
DOMUS DEVELOPMENTS (LONDON) INC.

MICHAEL WESIA
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION.



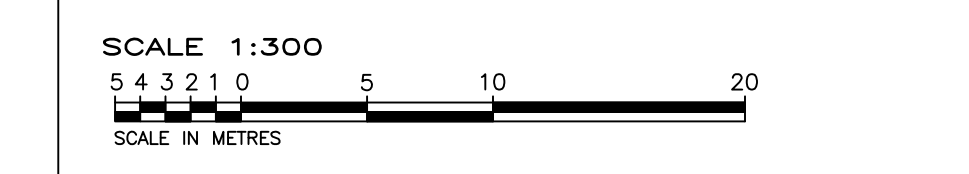
PARTS 1 & 2 APPROVED AND PART(S) 3 & 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998 AND SECTION 51 OF THE PLANNING ACT, THIS _____ DAY OF _____, 2023.

LEVEL 1
UNITS 40 TO 52 INCLUSIVE
 AMENDMENTS TO THE DECLARATION AND DESCRIPTION, REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ELGIN (No. 11), AT _____ O'CLOCK, ON THE _____ DAY OF _____ 2023.

REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND TITLES DIVISION OF ELGIN (No. 11)

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2023.
 3) THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATED: _____
 JASON WILBAND
 ONTARIO LAND SURVEYOR
 DECLARATION REGISTERED AS NUMBER CT223883



2023
 ARCHIBALD, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS

NOTES & LEGEND
 --- DENOTES BOUNDARIES OF UNITS AND COMMON ELEMENTS
 - - - - DENOTES EXTERIOR FACE OF STRUCTURAL WALLS
 - - - - DENOTES LIMIT OF THIS CONDOMINIUM
 G DENOTES GARAGE
 P DENOTES PORCH

UNIT DEFINITION
 MONUMENTS CONTROLLING THE EXTENT AND LOCATION FOR 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.
- Ⓐ DENOTES BACKSIDE OF DRYWALL.
 - Ⓑ DENOTES UPPER SURFACE OF DRYWALL.
 - Ⓒ DENOTES UNIT SIDE SURFACE OF CONCRETE WALL.
 - Ⓓ DENOTES UNDERSIDE SURFACE OF CONCRETE FLOOR.
 - Ⓔ DENOTES UNDERSIDE SURFACE AND PLANE OF FLOOR JOISTS.
 - Ⓕ DENOTES UNIT INTERIOR UNFINISHED SURFACE OF DOORS, INTERIOR SURFACE OF WINDOW FRAMES AND WINDOW PANEES.
 - Ⓖ DENOTES UNIT SIDE SURFACE OF SUMP PIT.

METRIC:
 DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

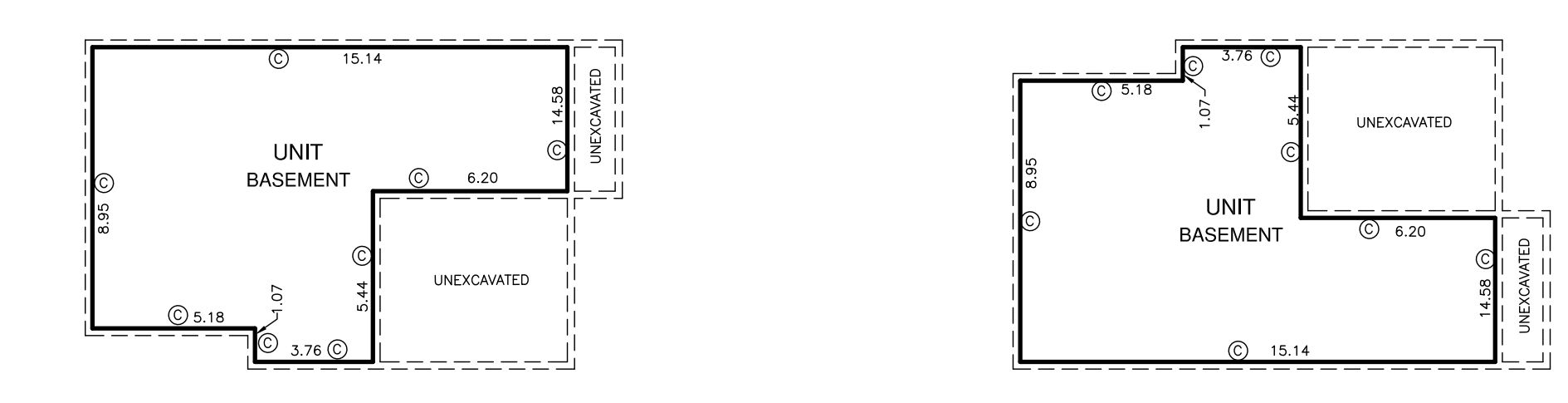
CERTIFICATE OF DECLARANT:
 THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THE PHASE SHOWN ON THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DATED THIS _____ DAY OF _____
DECLARANT:
 DOMUS DEVELOPMENTS (LONDON) INC.

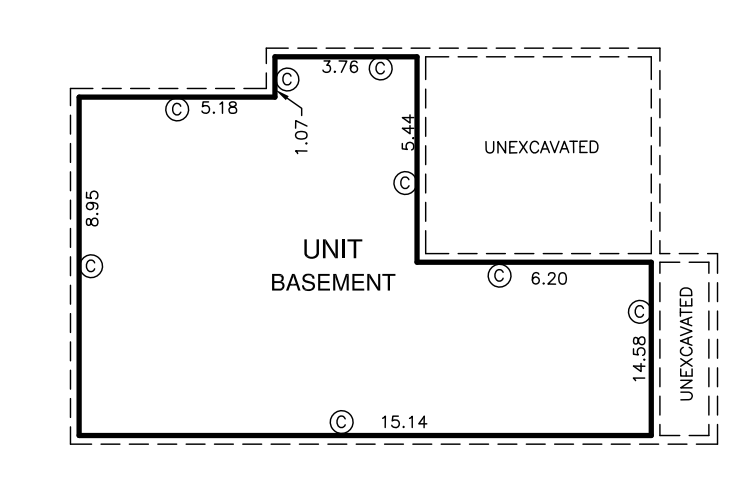
MICHAEL MESCA
 PRESIDENT
 I HAVE THE AUTHORITY TO BIND THE CORPORATION.

AGM ARCHIBALD, GRAY & MCKAY LTD.
 214 WHITE LANE ROAD, LONDON, ON N6E 2Y9
 PHONE: 519-688-0300 FAX: 519-688-0303
 PLAN • SURVEY • ENGINEER EMAIL: INFO@AGM.COM WEBSITE: WWW.AGM.COM

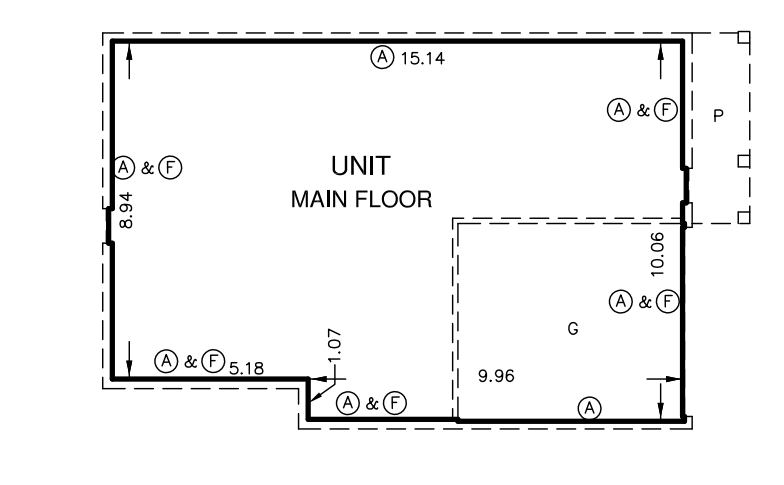
DRAWN BY: CRC | DIGITAL FILE: P21040P3.dwg | PLAN No: 9-L-5859-G
 CHECKED BY: RW | CADD FILE: |
 PLOT DATE: MAR 28, 2024 | FILE No: PS-0241-04-1



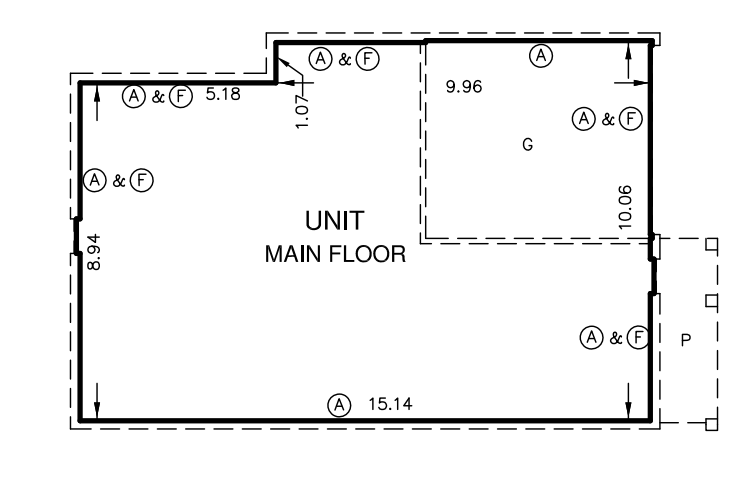
PLAN VIEW TO ILLUSTRATE TYPICAL BASEMENT UNIT BOUNDARIES FOR EXTERIOR UNITS 44, 48 AND 52 (NOT TO SCALE)



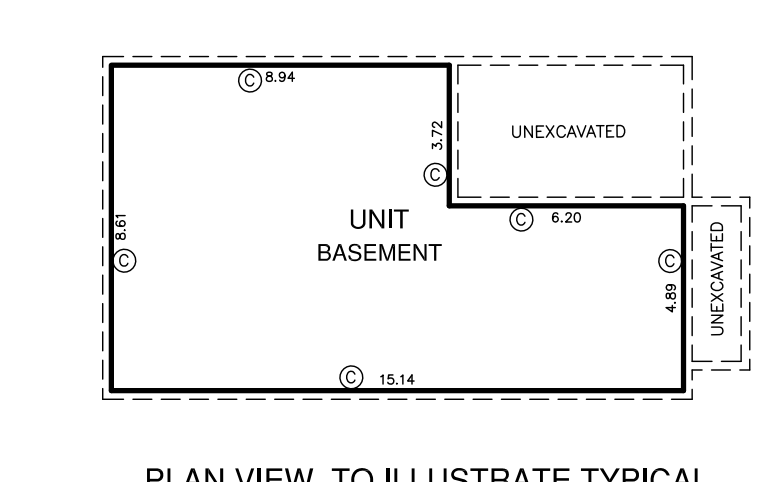
PLAN VIEW TO ILLUSTRATE TYPICAL BASEMENT UNIT BOUNDARIES FOR EXTERIOR UNITS 40, 45 AND 49 (NOT TO SCALE)



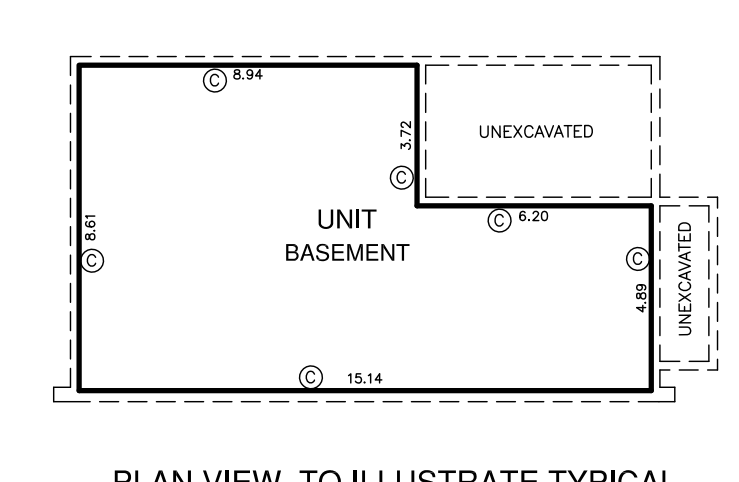
PLAN VIEW TO ILLUSTRATE TYPICAL MAIN FLOOR UNIT BOUNDARIES FOR EXTERIOR UNITS 44, 48 AND 52 (NOT TO SCALE)



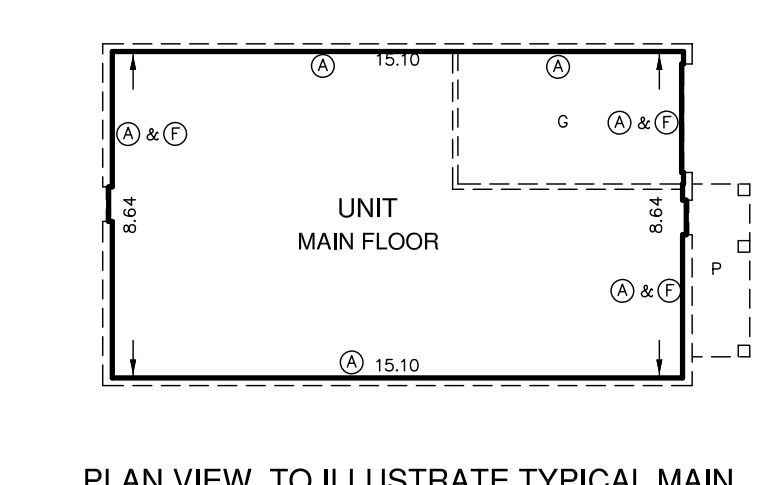
PLAN VIEW TO ILLUSTRATE TYPICAL MAIN FLOOR UNIT BOUNDARIES FOR EXTERIOR UNITS 40, 45 AND 49 (NOT TO SCALE)



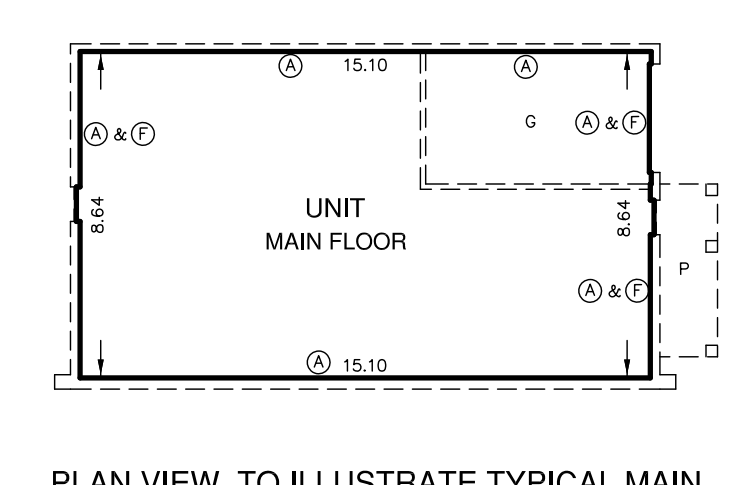
PLAN VIEW TO ILLUSTRATE TYPICAL BASEMENT UNIT BOUNDARIES FOR INTERIOR UNITS 41, 46, 47, 50 AND 51 (NOT TO SCALE)



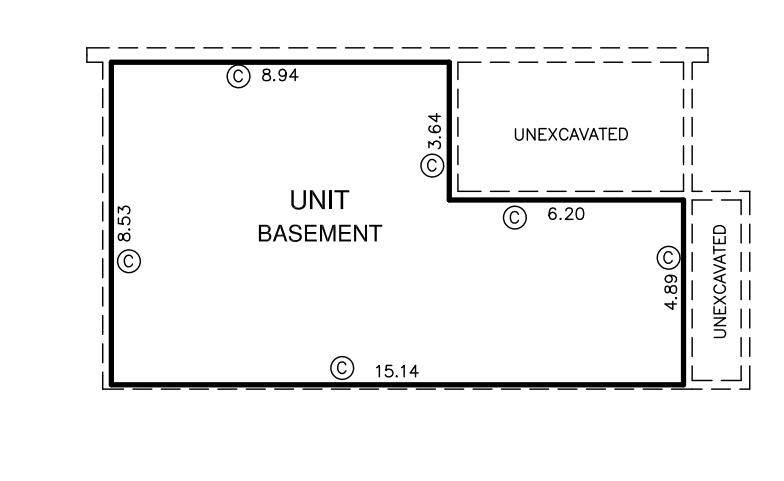
PLAN VIEW TO ILLUSTRATE TYPICAL BASEMENT UNIT BOUNDARIES FOR INTERIOR UNIT 42 (NOT TO SCALE)



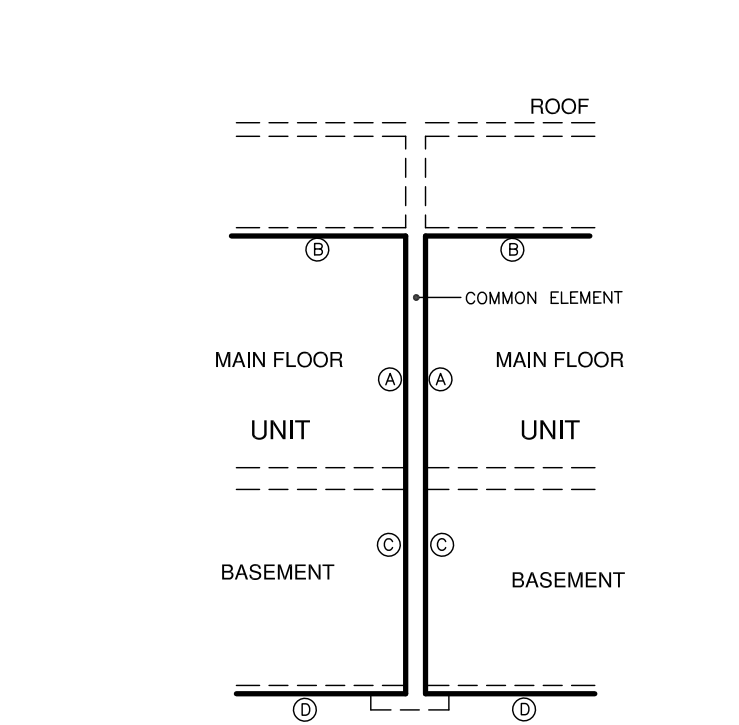
PLAN VIEW TO ILLUSTRATE TYPICAL MAIN FLOOR UNIT BOUNDARIES FOR INTERIOR UNITS 41, 46, 47, 50 AND 51 (NOT TO SCALE)



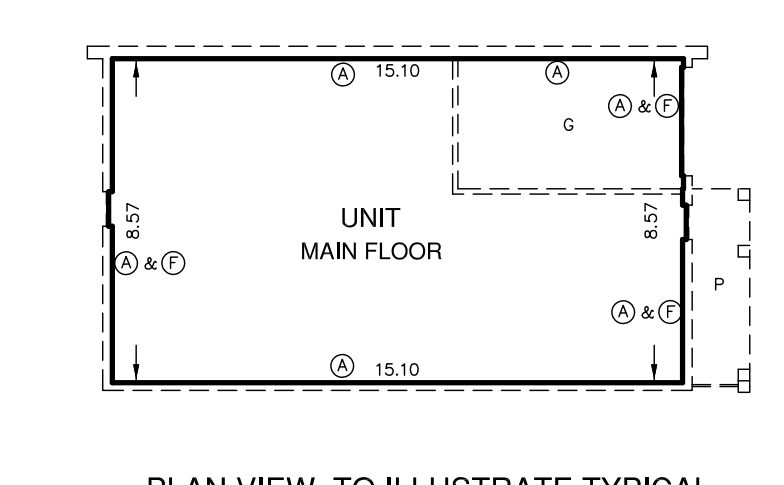
PLAN VIEW TO ILLUSTRATE TYPICAL MAIN FLOOR UNIT BOUNDARIES FOR INTERIOR UNIT 42 (NOT TO SCALE)



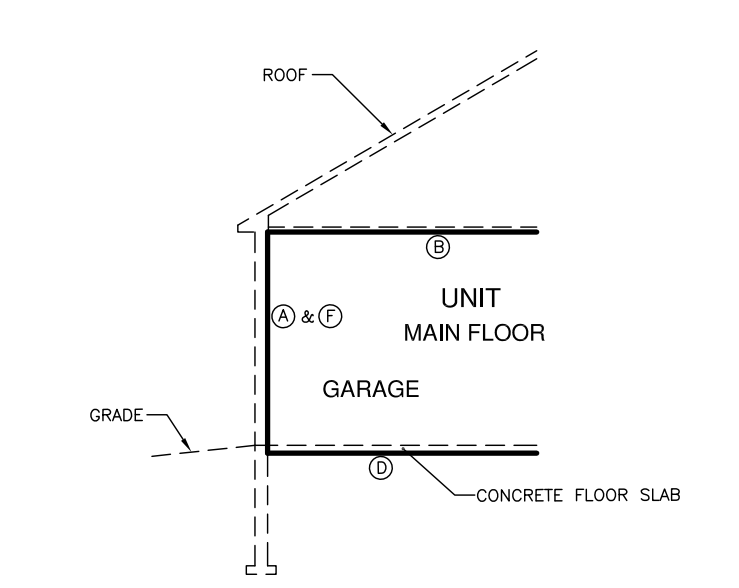
PLAN VIEW TO ILLUSTRATE TYPICAL BASEMENT UNIT BOUNDARIES FOR INTERIOR UNIT 43 (NOT TO SCALE)



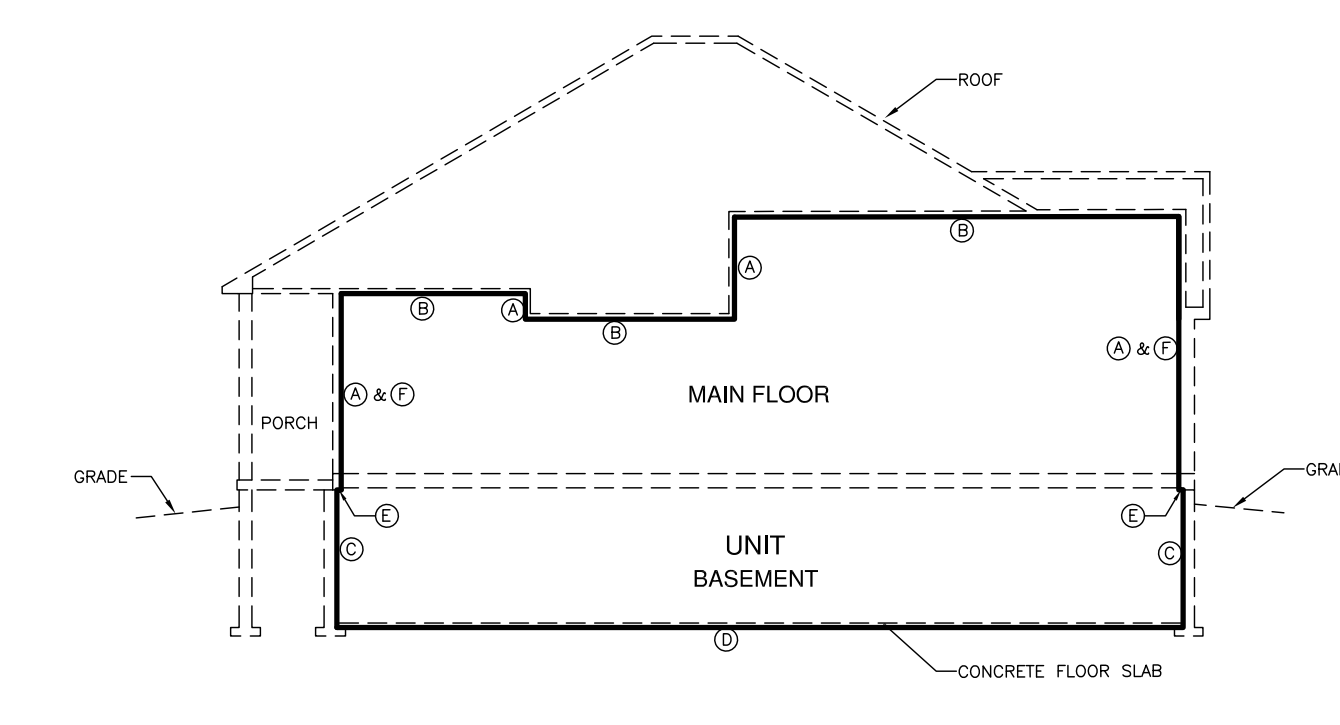
SECTION "A - A" CROSS SECTION TO ILLUSTRATE UNIT BOUNDARIES ALONG COMMON WALL BETWEEN UNITS, TYPICAL FOR ALL UNITS (NOT TO SCALE)



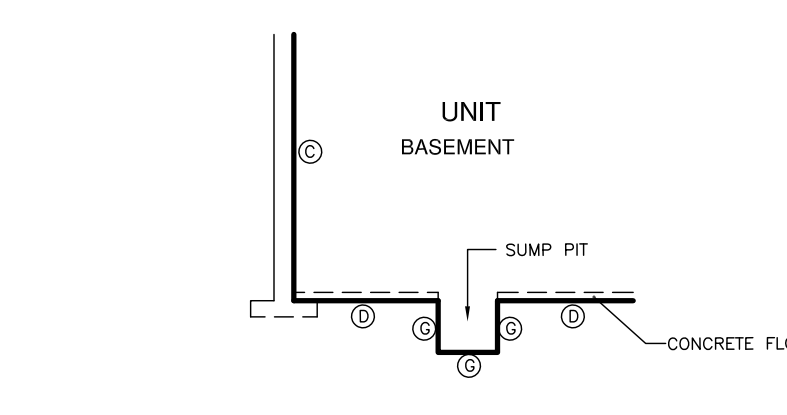
PLAN VIEW TO ILLUSTRATE TYPICAL MAIN FLOOR UNIT BOUNDARIES FOR INTERIOR UNIT 43 (NOT TO SCALE)



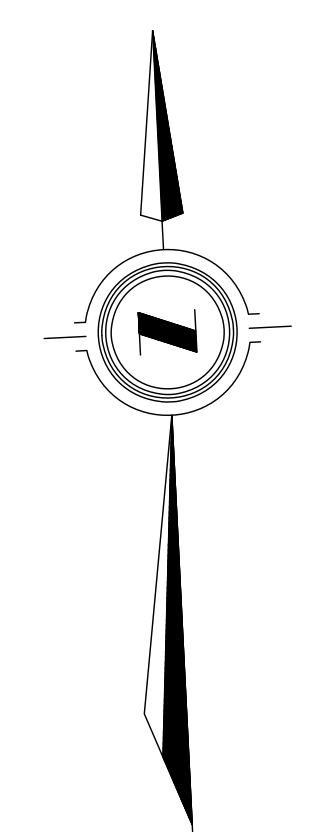
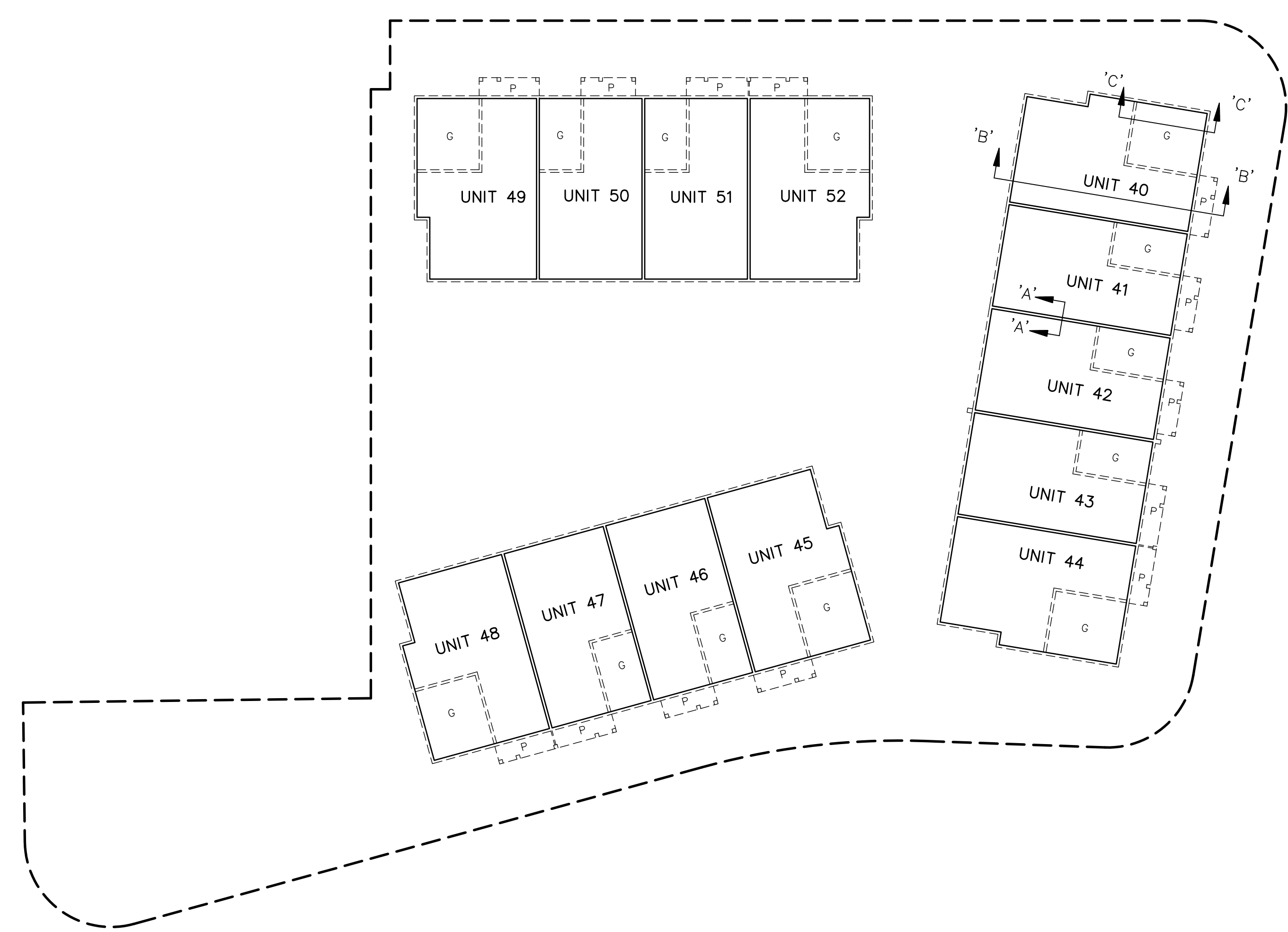
SECTION "C - C" CROSS SECTION TO ILLUSTRATE UNIT BOUNDARIES IN THE VICINITY OF THE GARAGES TYPICAL FOR ALL UNITS (NOT TO SCALE)



SECTION "B - B" CROSS SECTION TO ILLUSTRATE UNIT BOUNDARIES TYPICAL FOR ALL UNITS (NOT TO SCALE)



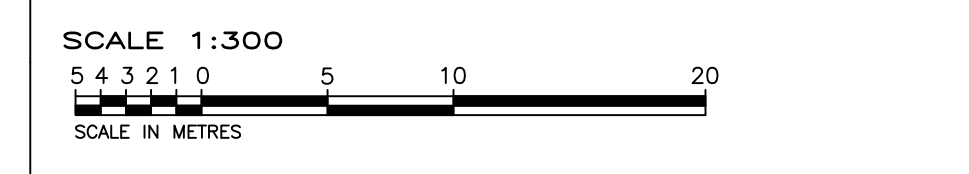
CROSS SECTION TO ILLUSTRATE UNIT BOUNDARIES IN THE VICINITY OF SUMP PITS, TYPICAL FOR ALL UNITS (NOT TO SCALE)



PLAN OF SURVEY OF THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL 1

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATED: _____ JASON MILBAND
ONTARIO LAND SURVEYOR



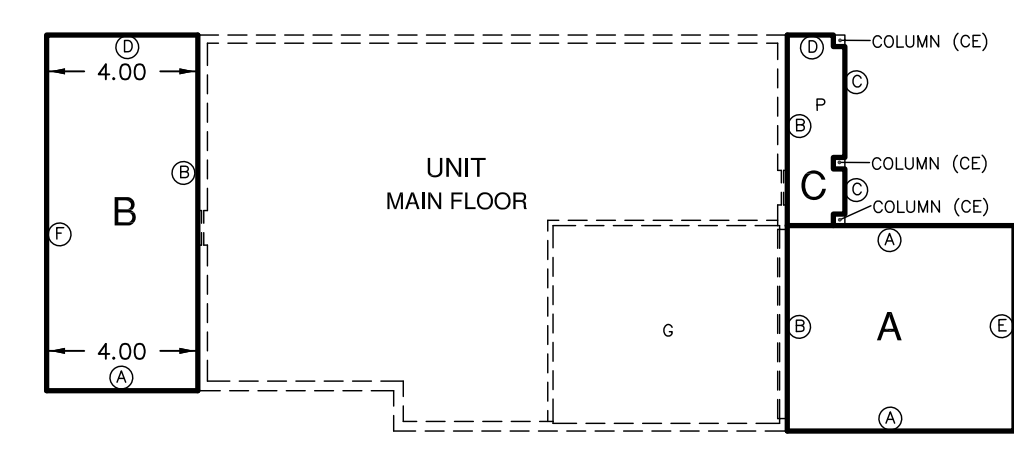
2023
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

NOTES AND LEGEND

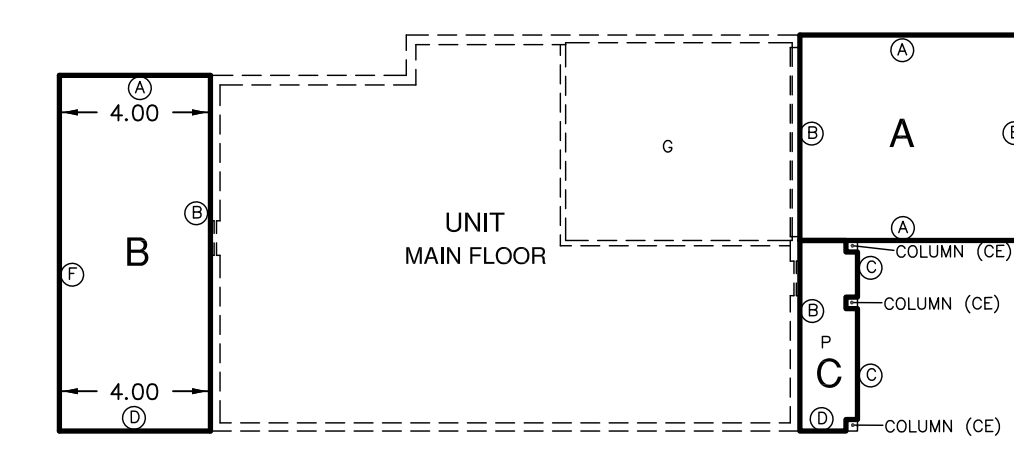
- DENOTES BOUNDARIES OF EXCLUSIVE USE PORTIONS
- - - - DENOTES BOUNDARY OF THIS PLAN
- P DENOTES PORCH
- G DENOTES GARAGE
- CE DENOTES NOT PART OF THE EXCLUSIVE USE AREA

- A DENOTES EXCLUSIVE USE DRIVEWAY
- B DENOTES EXCLUSIVE USE REAR AREA
- C DENOTES EXCLUSIVE USE PORCH AREA

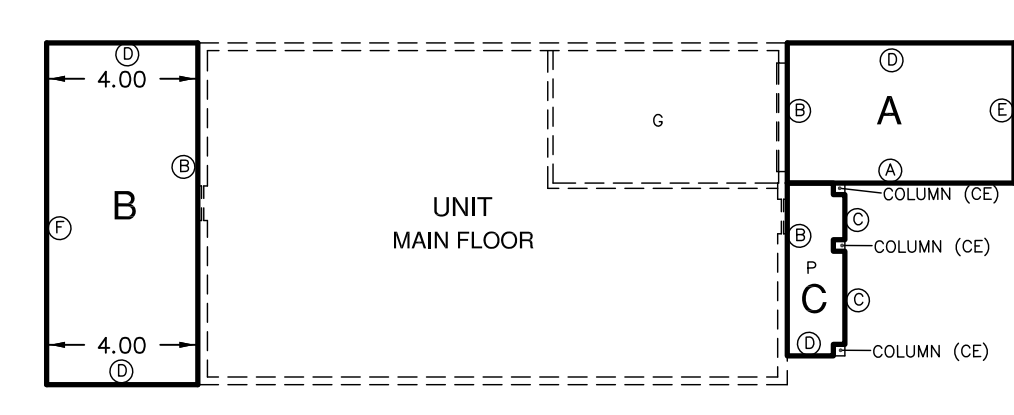
- ⊙ DENOTES 90° TO OUTSIDE FACE OF WALL
- ⊙ DENOTES OUTSIDE FACE OF WALL
- ⊙ DENOTES OUTSIDE FACE OF PORCH
- ⊙ DENOTES PRODUCTION OF CENTRELINE OF WALL
- ⊙ DENOTES BACK OF CURB
- ⊙ DENOTES VERTICAL PLANE AS DEFINED BY MEASURE



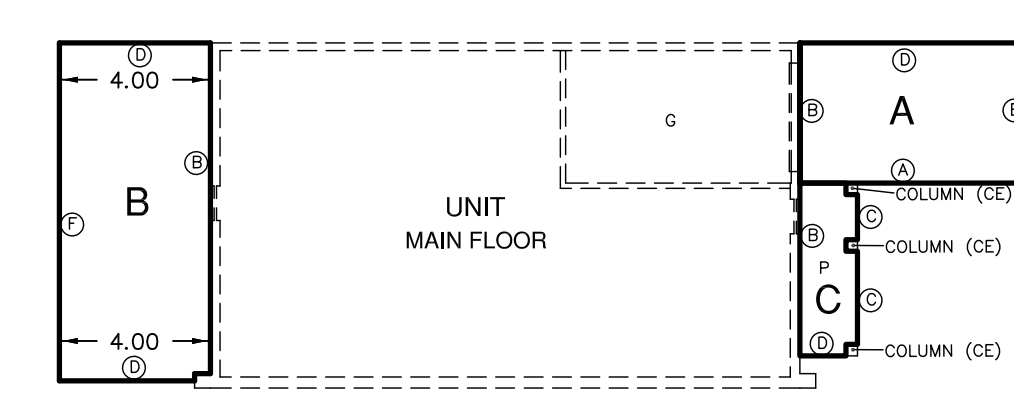
PLAN VIEW TO ILLUSTRATE EXCLUSIVE USE BOUNDARIES FOR EXTERIOR UNITS 44, 48 AND 52
(NOT TO SCALE)



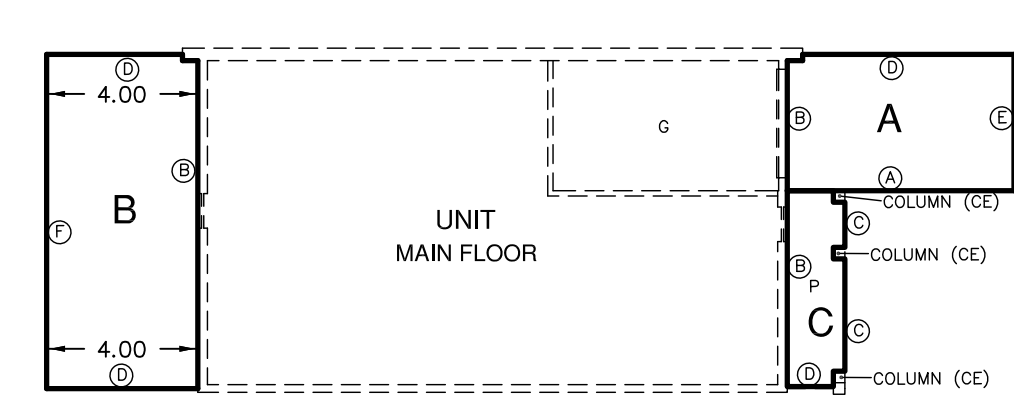
PLAN VIEW TO ILLUSTRATE EXCLUSIVE USE BOUNDARIES FOR EXTERIOR UNITS 40, 45 AND 49
(NOT TO SCALE)



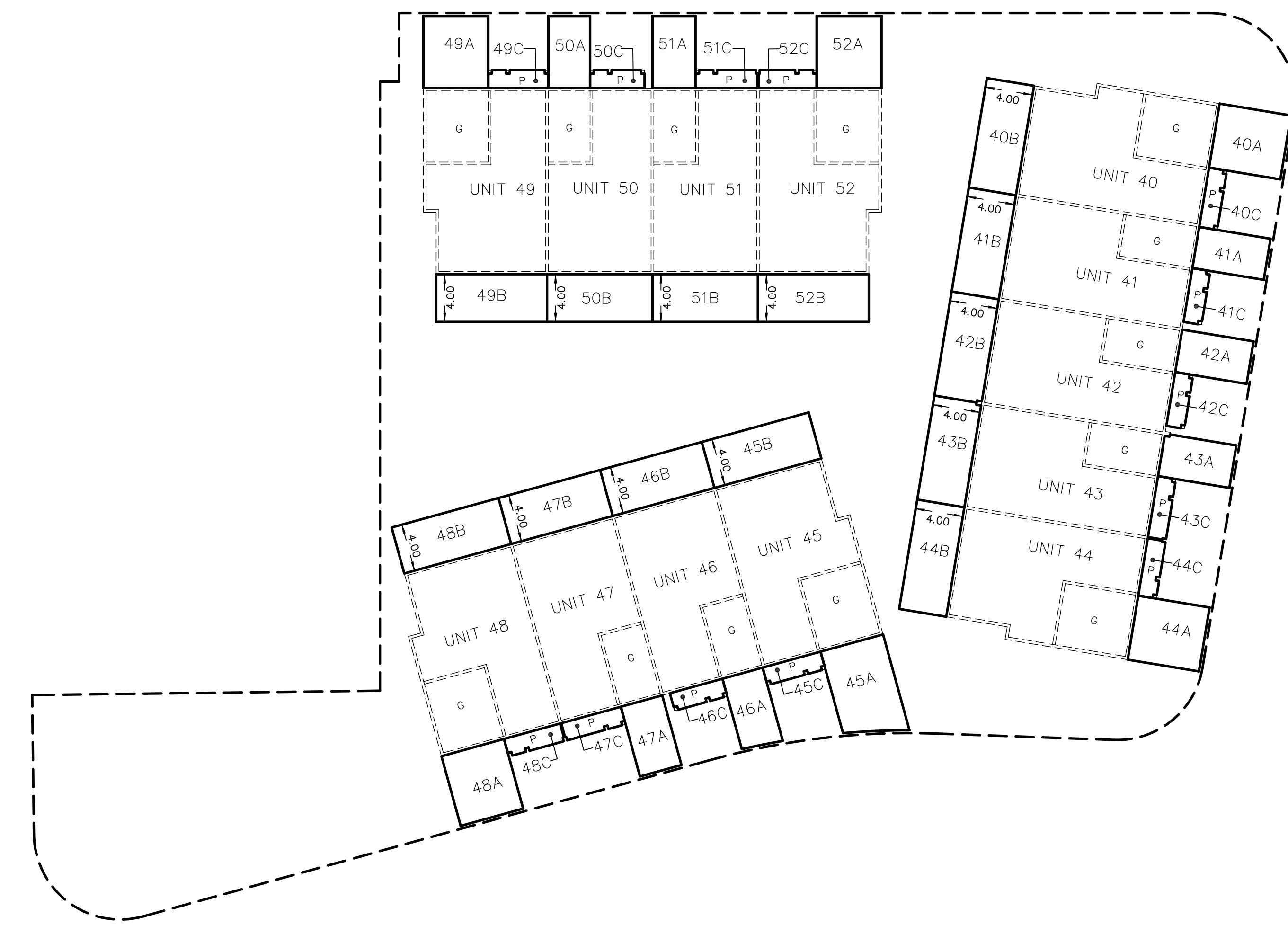
PLAN VIEW TO ILLUSTRATE EXCLUSIVE USE BOUNDARIES FOR INTERIOR UNITS 41, 46, 47, 50 AND 51
(NOT TO SCALE)



PLAN VIEW TO ILLUSTRATE EXCLUSIVE USE BOUNDARIES FOR INTERIOR UNIT 42
(NOT TO SCALE)



PLAN VIEW TO ILLUSTRATE EXCLUSIVE USE BOUNDARIES FOR INTERIOR UNIT 43
(NOT TO SCALE)



METRIC:
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AGM ARCHIBALD, GRAY & MCKAY LTD.
PLAN • SURVEY • ENGINEER 3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE: 519-468-0300 FAX: 519-468-0303
EMAIL: info@agm.on.ca WEB: www.agm.on.ca

DRAWN BY: CAC	DIGITAL FILE: P52104CP3.dwg	PLAN No:
CHECKED BY: BW	CADD FILE:	
Plot date: Mar 26, 2024	FILE No: PG-M241-04-1	9-L-5859-H