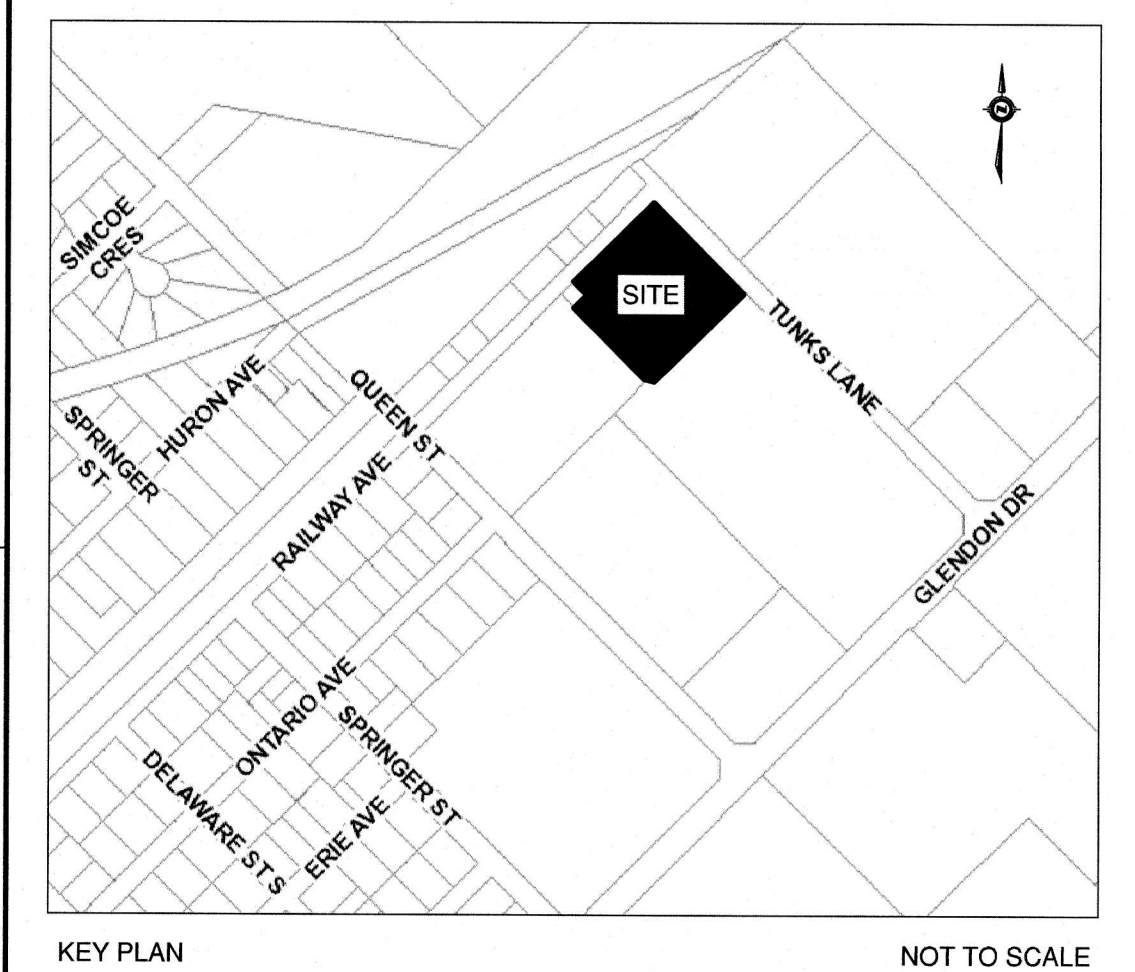


File No.
 Subject to conditions, if any, set forth in our letter dated _____ day of _____, 2021, this draft plan is approved under Section 51 of the Planning Act and Section 9 of the Condominium Act 1998 this _____ day of _____, 2021.



DRAFT PLAN OF VACANT LAND CONDOMINIUM OF PART OF LOT 6, CONCESSION 2 (GEOGRAPHIC TOWNSHIP OF LOBO) IN THE MUNICIPALITY OF MIDDLESEX CENTRE COUNTY OF MIDDLESEX
 SCALE 1:500
 10 8 6 4 2 0 10 20 30
 SCALE IN METRES

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 OCTOBER 19 / 2021
 LONDON, ONTARIO
 ROBERT WOOD
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:
 WE HEREBY AUTHORIZE DESIGN FOR HAPPINESS (DFH) INC. TO SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
 MUNICIPALITY OF MIDDLESEX CENTRE
 Michael Di Lullo
 Chief Administrative Officer
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

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

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) MUNICIPAL PIPED WATER
(c) AS SHOWN ON KEY PLAN	(i) SILTY LOAM
(d) VACANT LAND CONDOMINIUM UNITS	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) MUNICIPAL SEWERS AND WATER
(f) AS SHOWN ON PLAN	(l) EASEMENTS AS SHOWN ON PLAN

SITE DATA

SITE AREA	1.9533 ha.
TOWNHOUSE DWELLING UNITS	69
DENSITY	35.3 UNITS/ha.

UTM GRID NOTE:
 BEARINGS ARE U.T.M. GRID NAD83 (CSRS) (2010.0), DERIVED FROM G.P.S. OBSERVATIONS AND THE LEICA SMART-NET 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 0.9995823092.

OBSERVED REFERENCE POINTS (ORP_s) DERIVED FROM G.P.S. OBSERVATIONS USING REAL TIME NETWORK (RTN), U.T.M. ZONE 17, NAD83 (CSRS) (2010.0), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4755891.513	465181.344
ORP 2	4755832.498	465116.207

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.

AGM ARCHIBALD, GRAY & MCKAY LTD.
 3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
 PHONE 519-885-5300 FAX 519-885-5303
 EMAIL info@agm.on.ca WEB www.agm.on.ca
PLAN • SURVEY • ENGINEER
 DRAWN BY: CRC DIGITAL FILE: LO2103DP1C13.DWG PLAN No:
 CHECKED BY: DDC
 DATE: OCT 19, 2021 OFFICE FILE: LO-118-6 **8-L-5714**

NOTE:
 AREAS WITHIN THE PERIMETER OF THE PROPERTY NOT DESIGNATED AS UNITS ARE COMMON ELEMENT.

No.	REVISIONS	DATE	BY
1	INITIAL RELEASE	101921	CRC
2	-	-	-