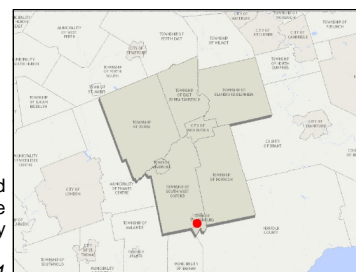




### Legend

- 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



0 26 51 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

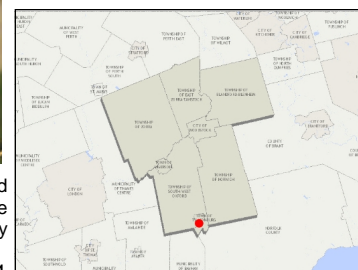
June 8, 2021



## Legend

- Zoning Floodlines**  
Regulation Limit
- 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
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## Notes



0 13 26 Meters

NAD\_1983\_UTM\_Zone\_17N

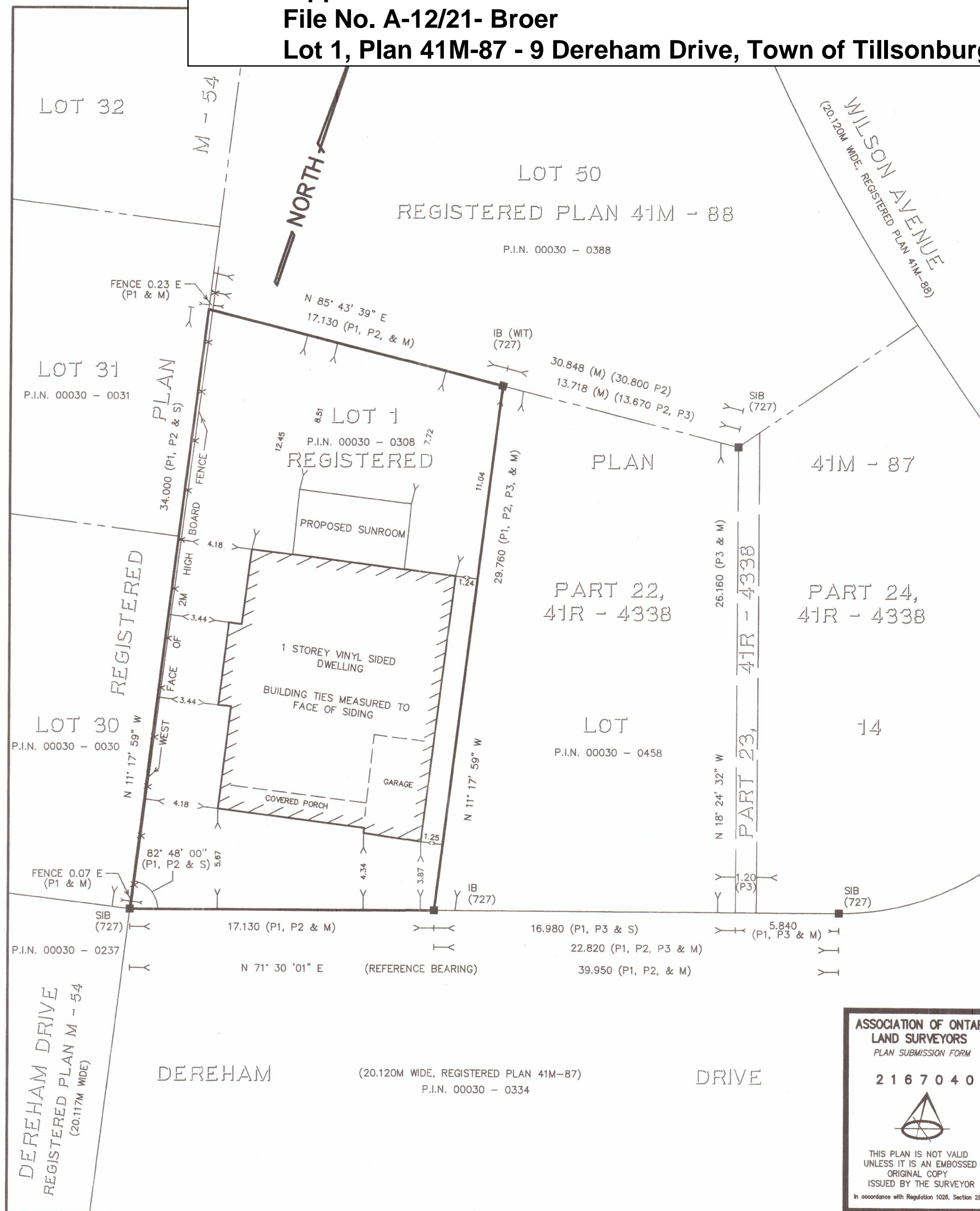


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June 8, 2021



**Plate 3: Applicant's Sketch**  
**File No. A-12/21- Broer**  
**Lot 1, Plan 41M-87 - 9 Dereham Drive, Town of Tillsonburg**



**SURVEYOR'S REAL PROPERTY REPORT**  
**OF**  
**LOT 1**  
**REGISTERED PLAN 41M-87**  
**TOWN OF TILLSONBURG**  
**COUNTY OF OXFORD**

SCALE 1:200



**METRIC**

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

**KIM HUSTED SURVEYING LTD.**

**REPORT SUMMARY** (TO BE READ IN CONJUNCTION WITH PLAN OF SURVEY)

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED

COMPLIANCE WITH MUNICIPAL OFFICIAL PLANS AND

ZONING BY-LAWS: NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS: PROPERTY DESCRIPTION: LOT 1, REGISTERED PLAN 41M-87, TOWN OF TILLSONBURG, COUNTY OF OXFORD, ALL OF P.I.N. 00030-0308

AREA OF LOT = 542.0 SQUARE METRES

AREA OF LOT COVERED BY DWELLING, PORCH, GARAGE, AND PROPOSED SUNROOM = 198.0 SQUARE METRES

COVERAGE = 36.5%

**THIS SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PREPARED FOR MARK KLYN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS**

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT

(1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM

(2) - THIS SURVEY WAS COMPLETED ON THE 18th DAY OF MARCH, 2021.

MARCH 21, 2021

DATE

KIM S. HUSTED  
ONTARIO LAND SURVEYOR

**THIS REPORT CAN BE UPDATED BY KIM HUSTED SURVEYING LTD. HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION**

**NOTES**

- (1) - BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF DEREHAM DRIVE HAVING A BEARING OF N 71° 30' 01" E  
(2) - BEARINGS SHOWN HEREON CAN BE CONVERTED TO (P2) BY ADDING 00° 15' 59" TO NORTH-EAST AND SUBTRACTING 00° 15' 59" FROM NORTH-WEST

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
(M)	DENOTES	MEASURED
(S)	DENOTES	SET
(P.I.N.)	DENOTES	PROPERTY IDENTIFICATION NUMBER
(1582)	DENOTES	KIM HUSTED SURVEYING
(P1)	DENOTES	BUILDING LOCATION SURVEY, BY KIM HUSTED SURVEYING LTD, 86-015(I), DATED FEBRUARY 17, 1992
(P2)	DENOTES	REGISTERED PLAN 41M-87
(P3)	DENOTES	REGISTERED PLAN 41R-4338

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**KIM HUSTED SURVEYING LTD.**  
**ONTARIO LAND SURVEYOR**

30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8  
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 21-16642 REFERENCE: FF8

DISK No.  
646

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM

2167040



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR

In accordance with Regulation 1028, Section 29(3)