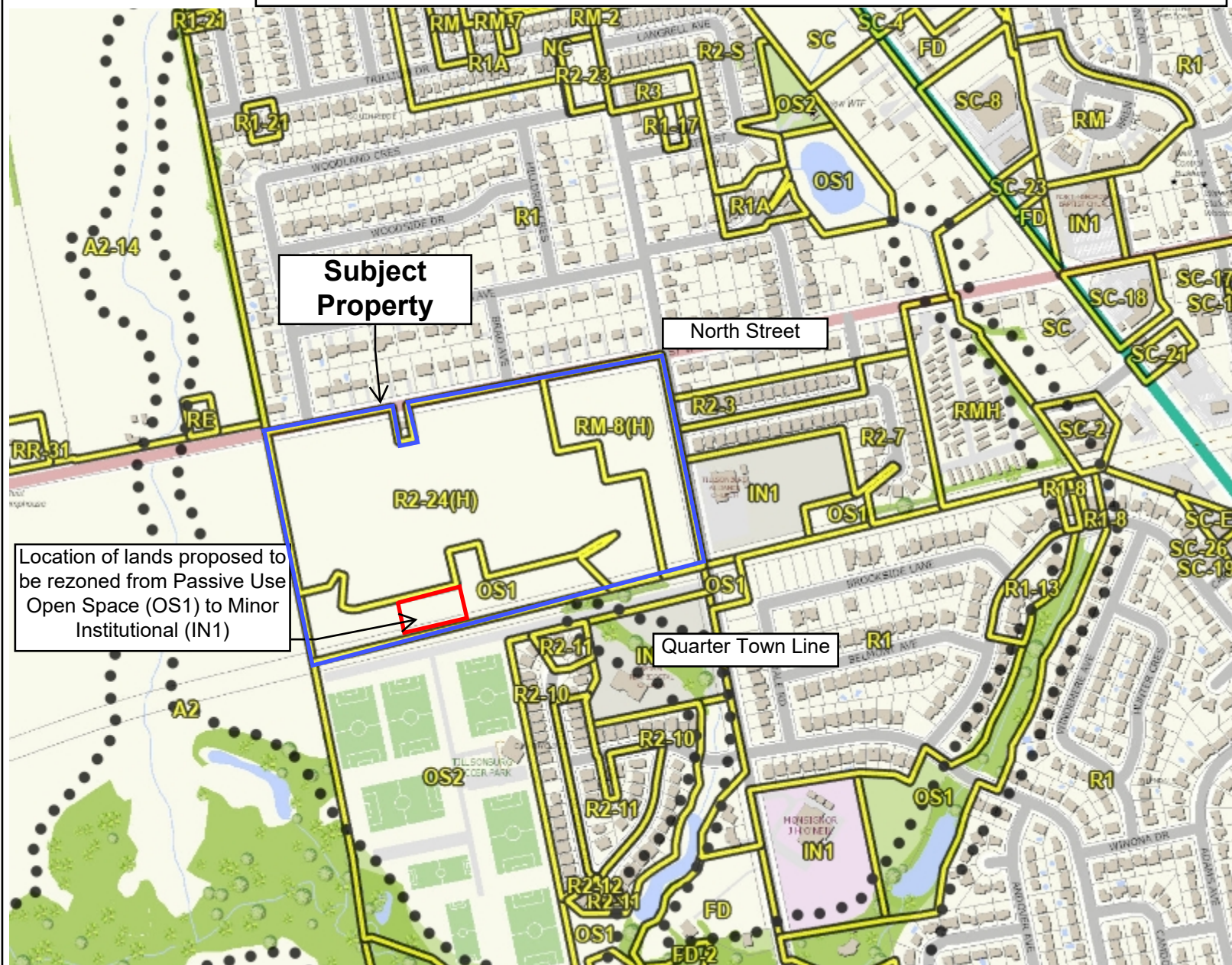


Plate 1: Location Map with Existing Zoning
ZN 7-23-01 - Southside Construction Management Ltd.
Concession 11, Block 68, Lot 8 - 97 North Street West, Tillsonburg



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



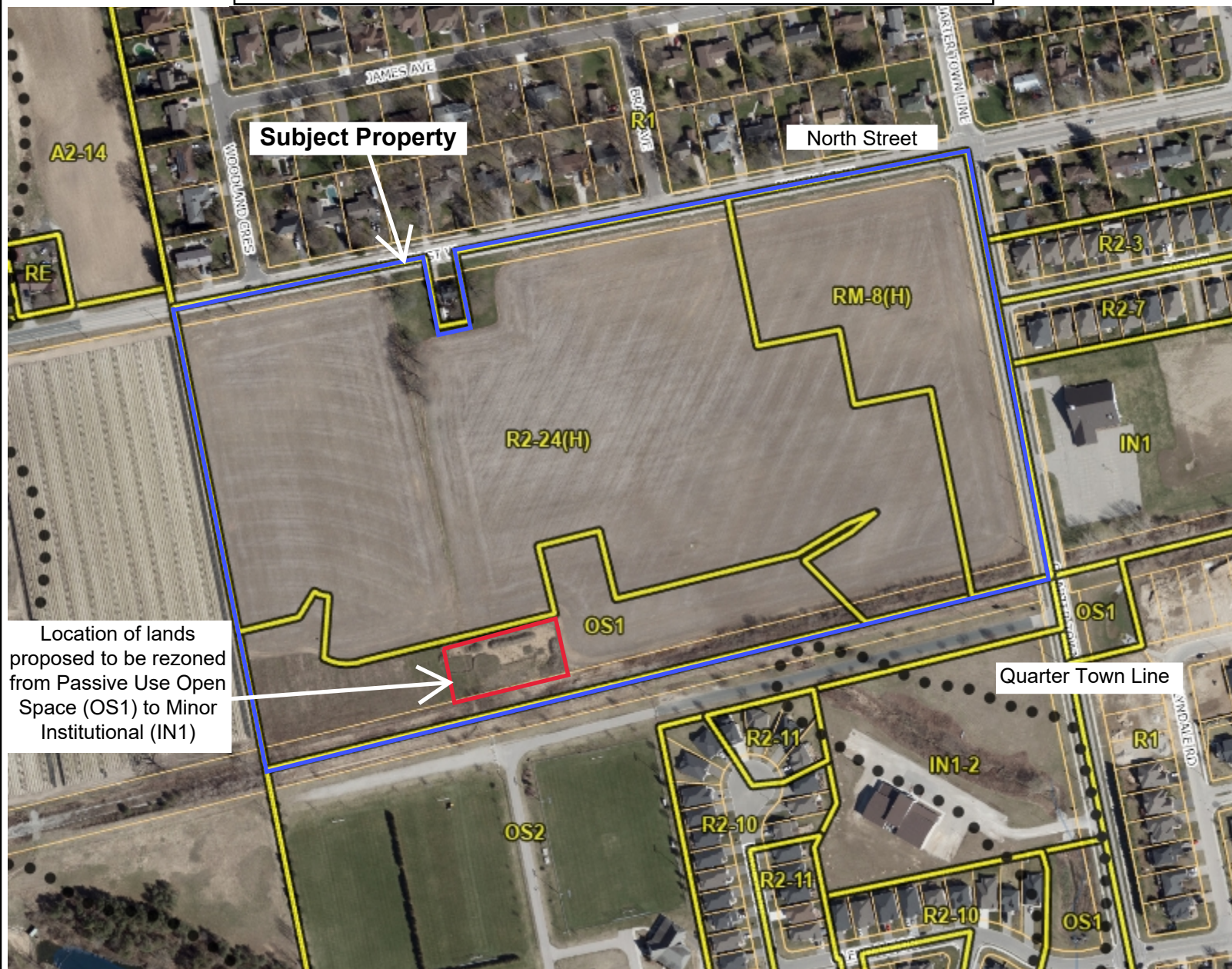
0 192 383 Meters

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

May 10, 2023



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 96 192 Meters

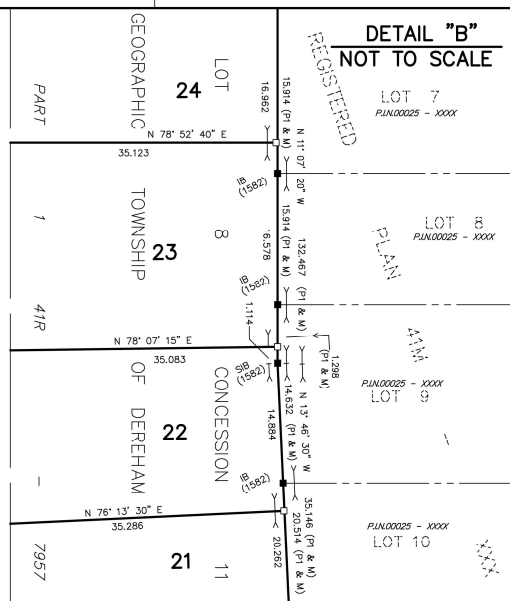
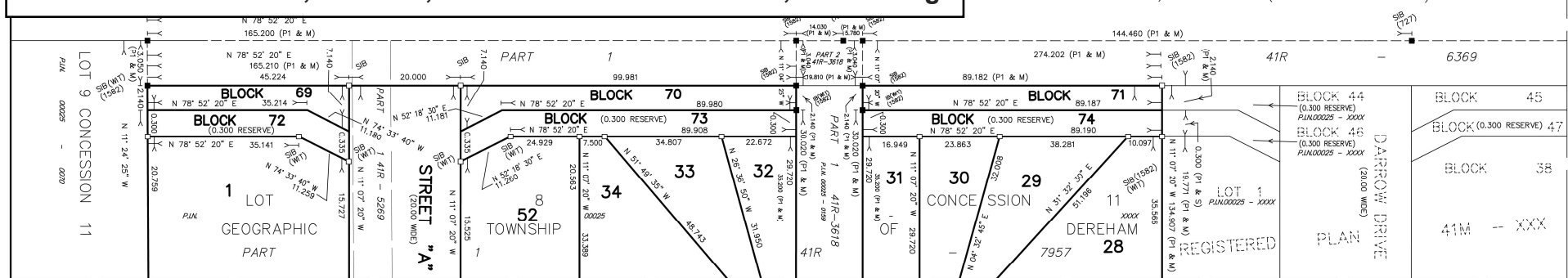
NAD_1983_UTM_Zone_17N



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 21, 2023

Concession 11, Block 68, Lot 8 - 97 North Street West, Tillsonburg



I CERTIFY THAT THIS PLAN IS
REGISTERED IN THE LAND
REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF
OXFORD (No. 41) AT _____ O'CLOCK
ON THE _____ DAY OF _____, 2023
AND ENTERED IN THE REGISTER(S) FOR PART OF
P.I.N. 00025-XXXX AND THE REQUIRED
CONSENTS ARE REGISTERED AS PLAN
DOCUMENT No. _____

THIS PLAN COMPRISES
PART OF THE LAND SHOWN AS P.I.N. 00025-XXXX

PLAN OF SUBDIVISION OF
PART OF LOT 8
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF DEREHAM
TOWN OF TILLSONBURG
COUNTY OF OXFORD

SCALE - 1: 750

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.

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

(2) - THIS SURVEY WAS COMPLETED ON THE

DATE _____

KIM S. HUSTED
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE-PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:

(1) - LOTS 1 TO 66, BOTH INCLUSIVE, BLOCKS 67 TO 71 BOTH INCLUSIVE AND THE RESERVE BLOCKS 72, 73, AND 74
AND THE STREETS NAMED DAWDOW DRIVE AND HILL STREET
HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS

(2) - THE STREETS NAMED DAWDOW DRIVE AND HILL STREET
ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF
TILLSONBURG AS PUBLIC HIGHWAYS

DATED THE _____

(PRESIDENT)
SOUTHSIDE PROPERTY MANAGEMENT (LONDON) INC.
I HAVE THE AUTHORITY TO
BIND THE CORPORATION

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
R.S.O. 1990, AS AMENDED, THIS DAY OF

NOTES

(1) - BEARINGS ARE GRID, DERIVED ON GPS OBSERVATIONS ON MONUMENTS "A" AND "B" SHOWN HEREON HAVING A GRID BEARING OF N 76° 13' 35" E (UTM, ZONE 17, NAD83 CSRS)

(2) - DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999569474

COORDINATE SCHEDULE

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM
GPS OBSERVATIONS USING THE CAN-NET WORK,
UTM, ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0)

COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2)
OF O. REG. 216/10

POINT	NORTHING	EASTING
A	4746847.839	519738.817
B	4746969.495	520234.901

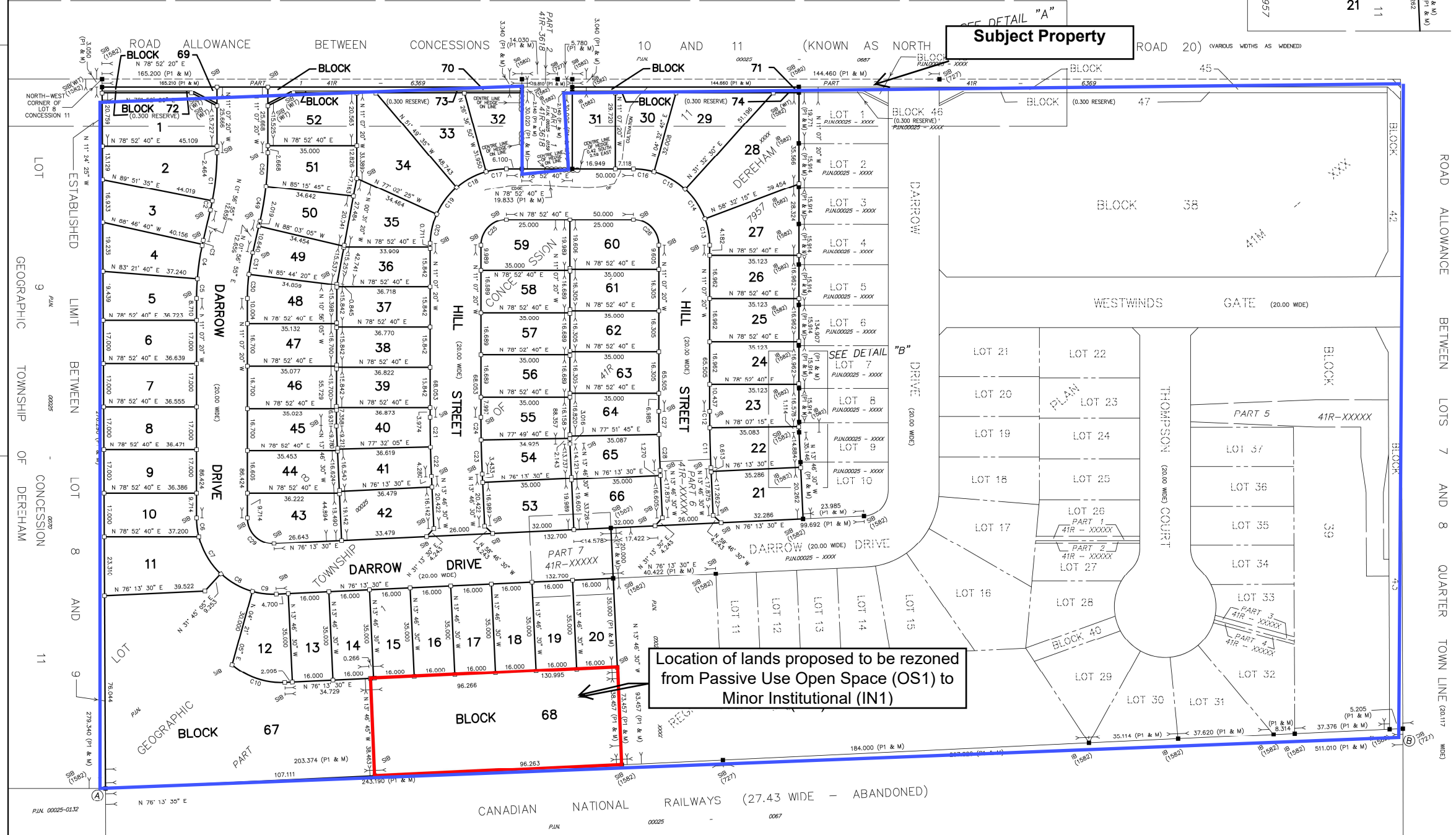
COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
(WIT)	DENOTES	WITNESS
(727)	DENOTES	J.F. WESTON O.L.S.
(1268)	DENOTES	H. BROOKS O.L.S.
(1582)	DENOTES	KIM HUSTED SURVEYING LTD.
(SLD)	DENOTES	SOURCE UNKNOWN
(P1)	DENOTES	REGISTERED PLAN 41M-XXX
(M)	DENOTES	MEASURED
(S)	DENOTES	PROPERTY IDENTIFIER NUMBER
PJL	DENOTES	

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

PROJECT:20-16154M-2	SOUTHSIDE GROUP	REF:	DWG.	
		REF:	CAD	



CURVE SCHEDULE					
CURVE	LOT/BLOCK	ARC	RADIUS	BEARING	CHORD
C1	2	19.69	100.00	N 05° 37' 50" W	19.140
C2	3	3.645	100.00	N 00° 54' 15" E	3.645
C3	1	1.281	100.00	N 02° 01' 30" E	1.281
C4	4	13.720	100.00	N 02° 42' 30" W	13.710
C5	5	7.826	100.00	N 08° 52' 50" W	7.824
C6	10	7.359	30.00	N 18° 09' 00" W	7.359
C7	11	17.316	30.00	N 41° 42' 50" W	17.077
C8	67	14.347	30.00	N 71° 56' 55" W	14.210
C9	12	9.491	30.00	N 85° 17' 15" E	9.451
C10	12	22.394	30.00	N 82° 23' 25" W	21.878
C11	22	16.548	300.00	N 12° 35' 30" E	16.543
C12	23	6.604	30.00	N 11° 30' 30" W	6.604
C13	27	10.650	30.00	N 21° 17' 30" W	10.594
C14	28	14.135	30.00	N 44° 57' 40" E	14.005
C15	29	14.135	30.00	N 71° 57' 25" W	14.005
C16	30	8.204	30.00	N 86° 42' 40" E	8.178
C17	32	8.111	30.00	N 71° 07' 55" E	8.087
C18	34	13.202	30.00	N 50° 46' 45" E	13.095
C19	34	13.202	30.00	N 25° 34' 40" E	13.095
C20	35	9.268	30.00	N 09° 55' 10" W	9.217
C21	40	11.727	500.00	N 11° 47' 40" W	11.727
C22	41	11.425	500.00	N 13° 07' 15" W	11.424
C23	54	13.424	480.00	N 12° 58' 25" W	13.423
C24	55	8.802	480.00	N 11° 38' 50" W	8.802
C25	59	15.708	10.00	N 33° 52' 40" E	14.142
C26	60	15.708	10.00	N 56° 07' 20" W	14.142
C27	64	9.214	520.00	N 11° 37' 45" W	9.214
C28	65	14.864	520.00	N 12° 12' 30" W	14.864
C29	43	16.171	10.00	N 57° 25' 55" W	16.166
C30	48	9.581	80.00	N 07° 41' 30" W	9.575
C31	49	6.670	80.00	N 01° 09' 20" W	6.676
C32	50	14.002	120.00	N 01° 23' 40" W	13.994
C33	51	13.374	120.00	N 07° 55' 45" W	13.367