

### 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

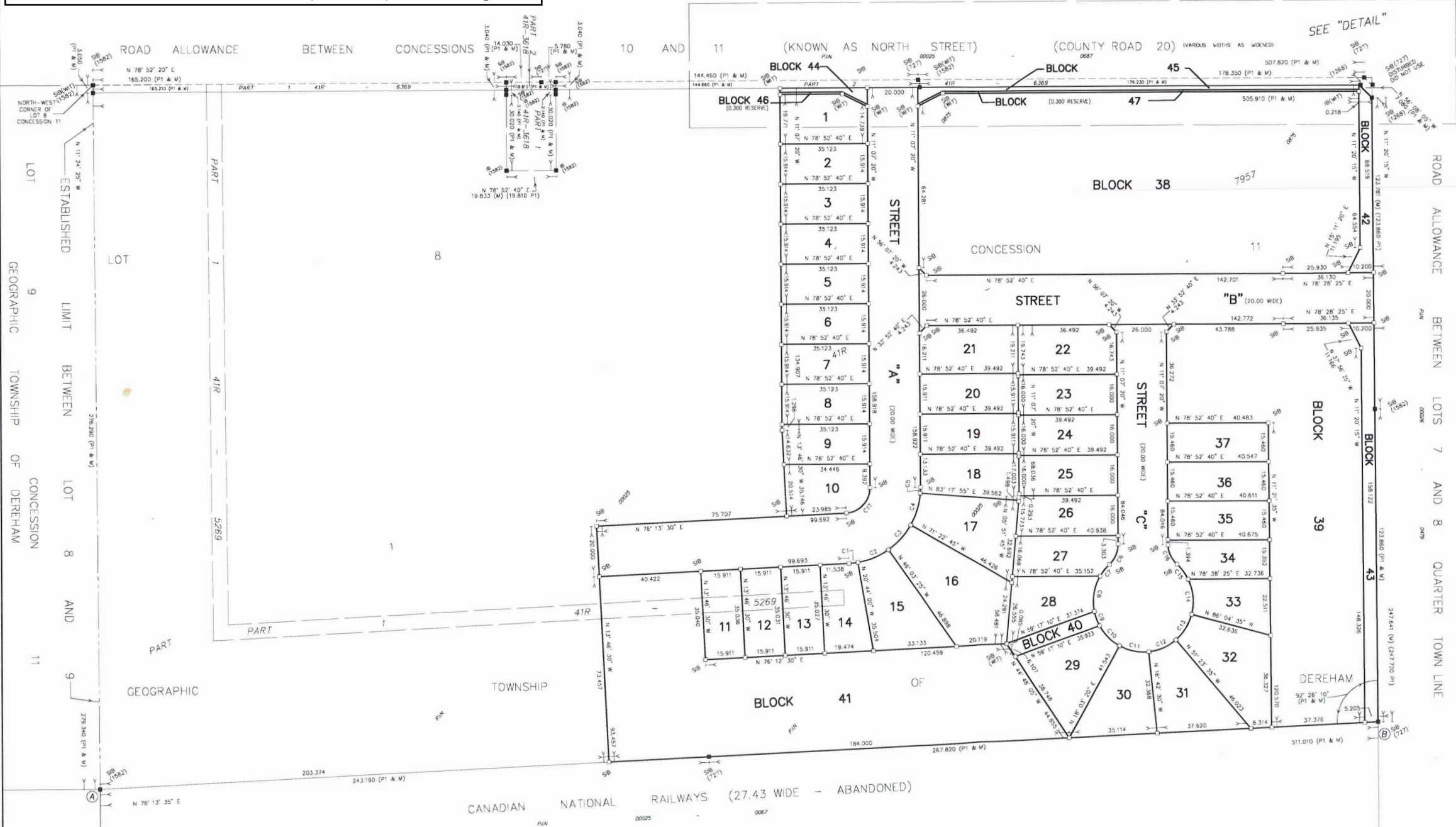
NAD\_1983\_UTM\_Zone\_17N



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

Plate 2: Applicant's Sketch  
ZN 7-23-02 - Southside Construction Management Ltd.  
Part of Lot 8, Concession 11 (Dereham), Tillsonburg



CURVE SCHEDULE				
CURVE	LOT/BLOCK	ARC	RADIUS	BEARING
C1	14	3.644	30.000	N 72° 44' 45" E
C2	15	13.259	30.000	N 56° 36' 20" E
C3	16	13.259	30.000	N 31° 16' 55" E
C4	17	13.259	30.000	N 05° 57' 35" E
C5	18	2.315	30.000	N 08° 54' 45" W
C6	27	9.092	11.000	N 12° 33' 25" E
C7	27	5.936	20.000	N 27° 44' 00" E
C8	28	14.423	20.000	N 01° 25' 40" W
C9	40	6.023	20.000	N 30° 42' 50" W
C10	29	11.409	20.000	N 55° 40' 55" W
C11	30	12.107	20.000	N 89° 22' 00" W
C12	31	12.107	20.000	N 55° 57' 00" E
C13	32	12.107	20.000	N 21° 15' 55" E
C14	33	14.265	20.000	N 16° 30' 40" W
C15	34	7.517	20.000	N 47° 42' 45" W
C16	34	9.092	11.000	N 34° 48' 05" W
C17	10	15.245	10.000	N 32° 33' 05" E

PLAN 41M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OXFORD (No. 41) AT O'CLOCK ,2022 ON THE DAY OF AND ENTERED IN THE REGISTER(S) FOR PART OF P.I.N. 00025-0875 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No.

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OXFORD (No.41)

THIS PLAN COMPRISES PART OF THE LAND SHOWN AS P.I.N. 00025-0875

PLAN OF SUBDIVISION OF PART OF LOT 8 CONCESSION 11 GEOGRAPHIC TOWNSHIP OF DEREHAM TOWN OF TILLSBURG 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 SURVEY 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 37, BOTH INCLUSIVE, BLOCKS 38 TO 45 BOTH INCLUSIVE AND THE RESERVE BLOCKS 46 AND 47 AND THE STREETS NAMED STREET "A", STREET "B" AND STREET "C" HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUCTIONS

(2) - THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF TILLSBURG AS PUBLIC HIGHWAYS

DATED THE

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

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

DIRECTOR  
COMMUNITY PLANNING  
COUNTY OF OXFORD

NOTES

(1) - BEARINGS ARE GRID, DERIVED ON GPS OBSERVATIONS ON MONUMENTS "A" AND "B" SHOWN HEREON HAVING A GRID BEARING OF N 76° 13' 15" E (UTM ZONE 17, NAD83 (CSRS))

(2) - TO CONVERT (PS) BEARINGS TO GRID BEARINGS: ADD 00° 12' 15" TO THE NORTHWEST BEARINGS; SUBTRACT 00° 12' 15" FROM THE NORTHEAST BEARINGS

(3) - DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY 0.999969474

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)

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	4746869.495	520234.901

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

LEGEND

(C) DENOTES SURVEY MONUMENT FOUND

(S) DENOTES SURVEY MONUMENT SET

(SB) DENOTES STANDARD IRON BAR

(B) DENOTES IRON BAR

(W) DENOTES WITNESS

(1277) DENOTES J.P. WESTON O.L.S.

(1268) DENOTES T.H. BROOKS O.L.S.

(1280) DENOTES KIM HUSTED SURVEYING LTD.

(S) DENOTES SOURCE UNKNOWN

(PS) DENOTES DEPOSITED PLAN 408-9757

(M) DENOTES MEASURED

(P.N.) DENOTES SET

(P.N.) DENOTES PROPERTY IDENTIFIER NUMBER

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

PROJECT: 20-161541 REFERENCE: HF1