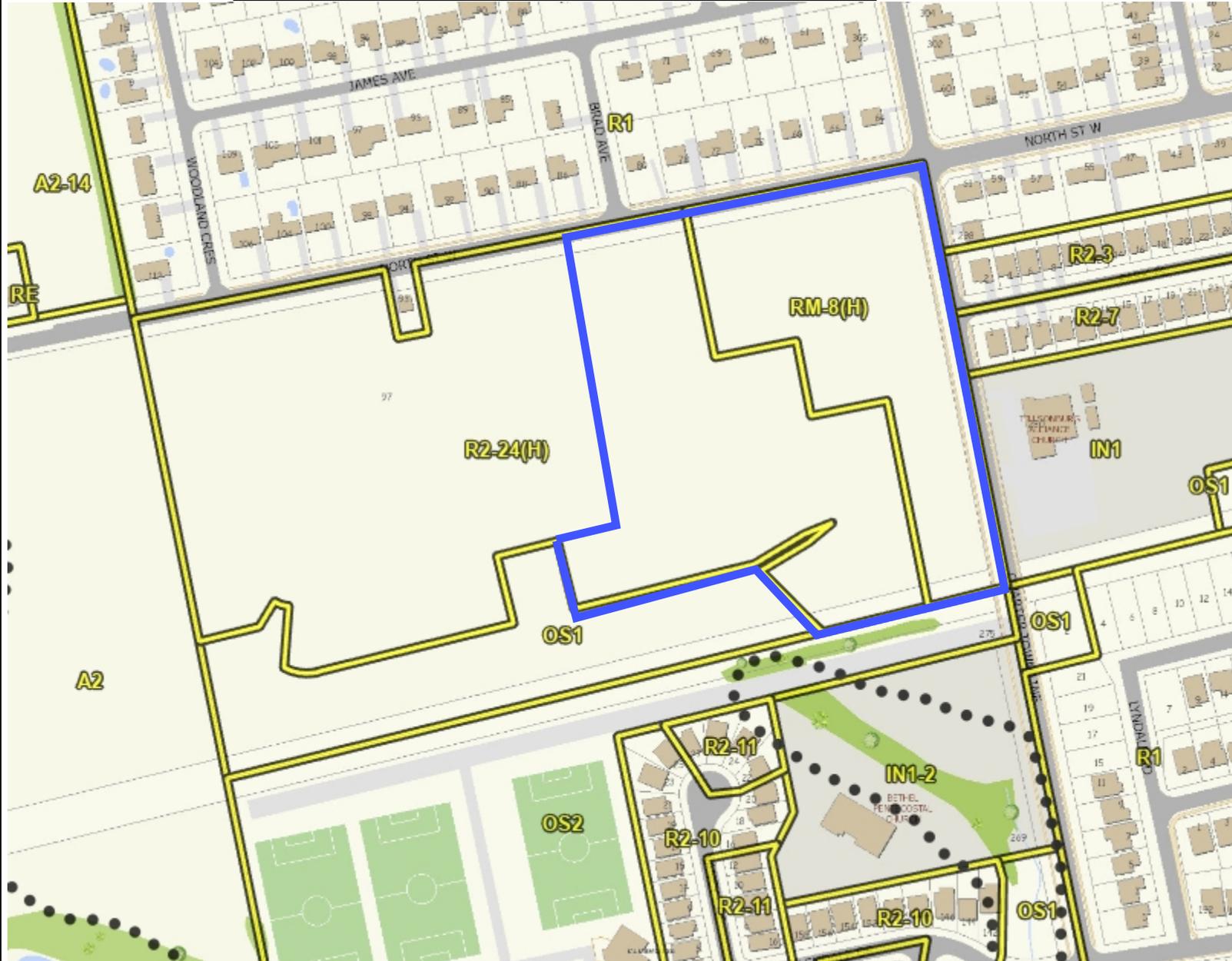


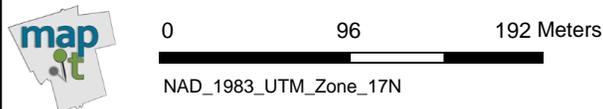
**Plate 1: Location Map with Existing Zoning**  
**ZN 7-23-02 - Southside Construction Management Ltd.**  
**Part of Lot 8, Concession 11 (Dereham), Tillsonburg**



**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)

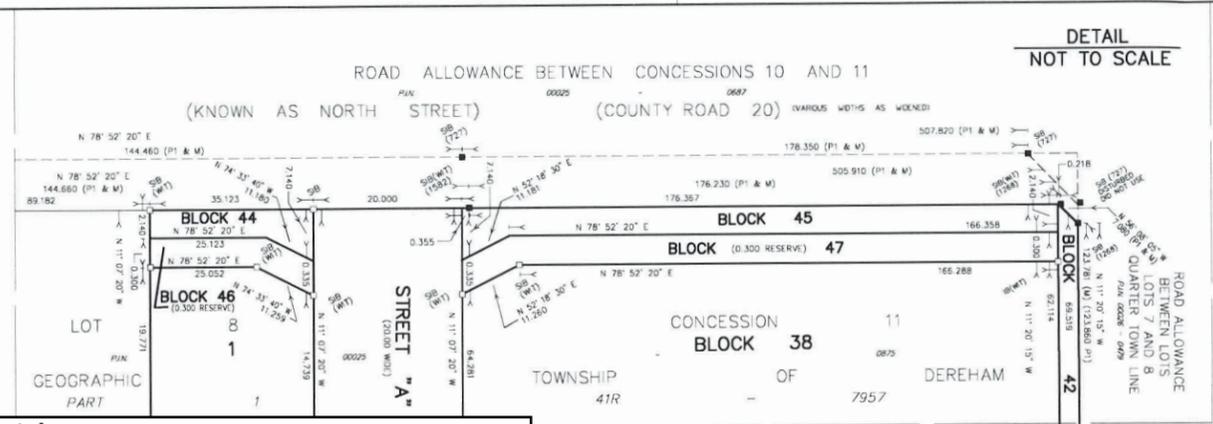
**Notes**



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

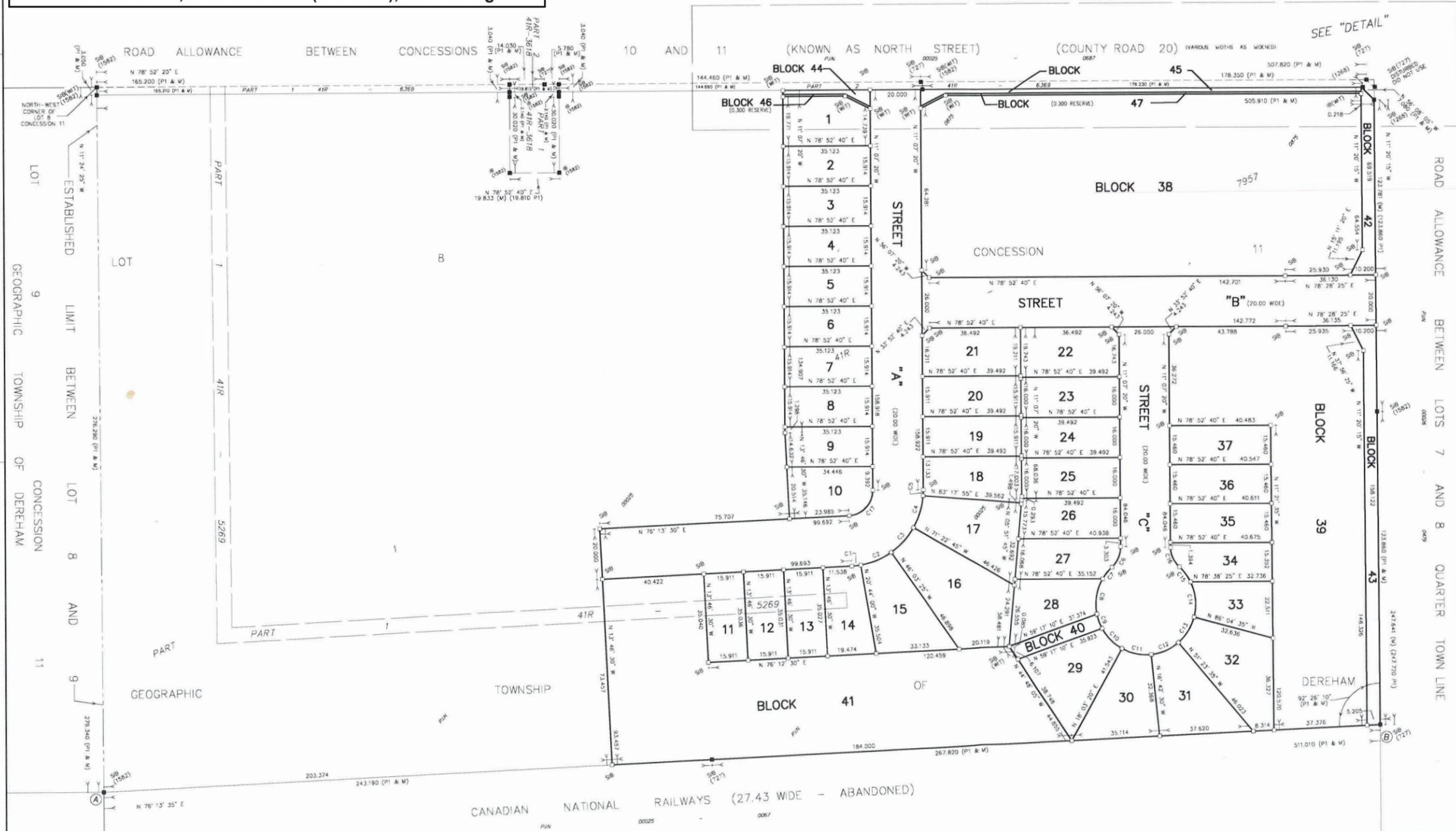
June 21, 2023

**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         | CHORD  |
|-------|-----------|--------|--------|-----------------|--------|
| C1    | 14        | 3.644  | 30.000 | N 72° 44' 45" E | 3.641  |
| C2    | 15        | 13.259 | 30.000 | N 56° 36' 20" E | 13.151 |
| C3    | 16        | 13.259 | 30.000 | N 31° 16' 55" E | 13.151 |
| C4    | 17        | 13.259 | 30.000 | N 05° 57' 35" E | 13.151 |
| C5    | 18        | 2.315  | 30.000 | N 08° 54' 45" W | 2.314  |
| C6    | 27        | 9.092  | 11.000 | N 12° 33' 25" E | 8.835  |
| C7    | 27        | 5.936  | 20.000 | N 27° 44' 00" E | 5.914  |
| C8    | 28        | 14.423 | 20.000 | N 01° 25' 40" W | 14.112 |
| C9    | 40        | 6.023  | 20.000 | N 30° 42' 50" W | 6.000  |
| C10   | 29        | 11.409 | 20.000 | N 55° 40' 55" W | 11.255 |
| C11   | 30        | 12.107 | 20.000 | N 89° 22' 00" W | 11.923 |
| C12   | 31        | 12.107 | 20.000 | N 55° 57' 00" E | 11.923 |
| C13   | 32        | 12.107 | 20.000 | N 21° 15' 55" E | 11.923 |
| C14   | 33        | 14.265 | 20.000 | N 16° 30' 40" W | 13.965 |
| C15   | 34        | 7.517  | 20.000 | N 47° 42' 45" W | 7.473  |
| C16   | 34        | 9.092  | 11.000 | N 34° 48' 05" W | 8.835  |
| C17   | 10        | 15.245 | 10.000 | N 32° 33' 05" E | 13.811 |



**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 ON THE DAY OF , 2022 AND ENTERED IN THE REGISTER(S) FOR PART OF P.J.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.J.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 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 48 BOTH INCLUSIVE AND THE RESERVE BLOCKS 46 AND 47 AND THE STREETS NAMED "A", "B" AND "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 \_\_\_\_\_

(PRESENT) SOUTHSIDE PROPERTY MANAGEMENT (OXFORD) 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" WHICH HAVE A GRID BEARING OF N 78° 13' 15" E (UTM ZONE 17, NAD83 CSRS)  
 (2) - TO CONVERT GPS BEARINGS TO GRID BEARINGS: ADD 02° 12' 15" TO THE NORTHWEST BEARINGS; SUBTRACT 02° 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 0.999569474

**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)  
 COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2) OF D. 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**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- B DENOTES IRON BAR
- (W1) DENOTES WITNESS
- (1279) DENOTES J.P. WESTON D.L.S.
- (1268) DENOTES T.H. BROOKS D.L.S.
- (1589) DENOTES KIM HUSTED SURVEYING LTD.
- (524) DENOTES SOURCE UNKNOWN
- (P1) DENOTES DEPOSITED PLAN 408-9757
- (M) DENOTES MEASURED
- (S) DENOTES SET
- (P1N) DENOTES PRIORITY 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