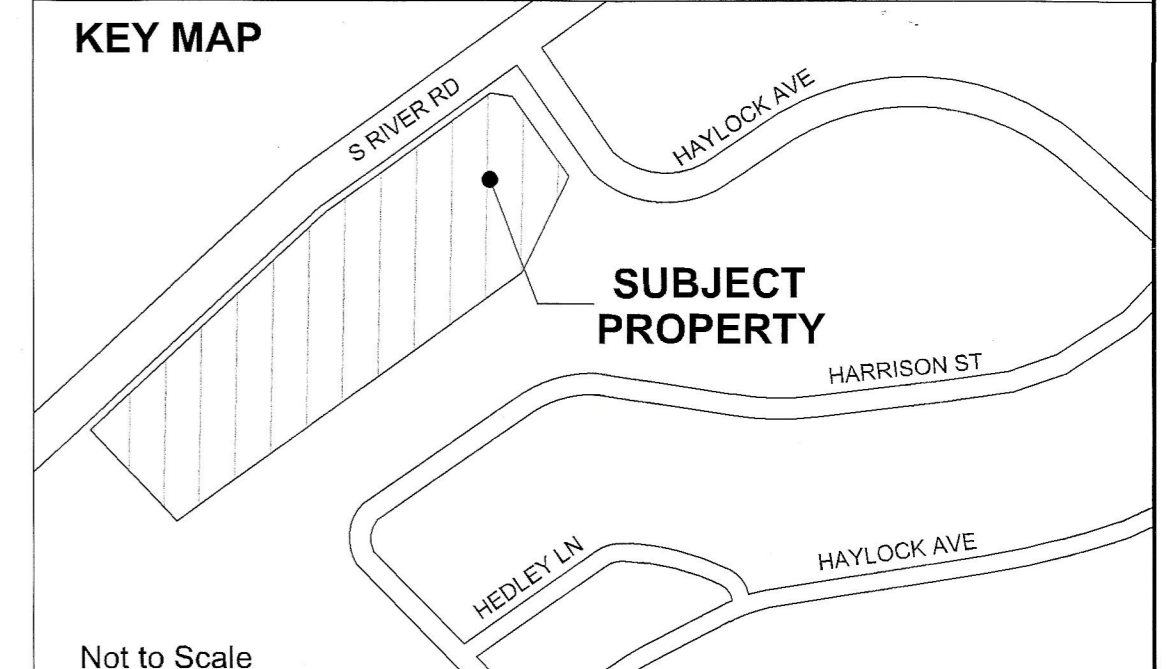


SOUTH RIVER ROAD
 (20.117m WIDE ROAD BY BY-LAW 1197/82 AS IN INST. 245633)
 PIN 71411-0196 (LT)

**DRAFT PLAN OF CONDOMINIUM
 ALL OF BLOCK 141
 REGISTERED PLAN 61M-243
 TOWNSHIP OF CENTRE WELLINGTON
 COUNTY OF WELLINGTON**

SCALE 1:400
 VAN HARTEN SURVEYING INC.

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



OWNER'S CERTIFICATE
 IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 51 OF THE PLANNING ACT, I HEREBY
 AUTHORIZE VAN HARTEN SURVEYING INC. TO SUBMIT THIS PLAN FOR APPROVAL.

OWNER: HAYLOCK FARM LTD.

DATE: DECEMBER 8, 2023.
 TERRY ELLERY, PRESIDENT
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
 I HEREBY 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.

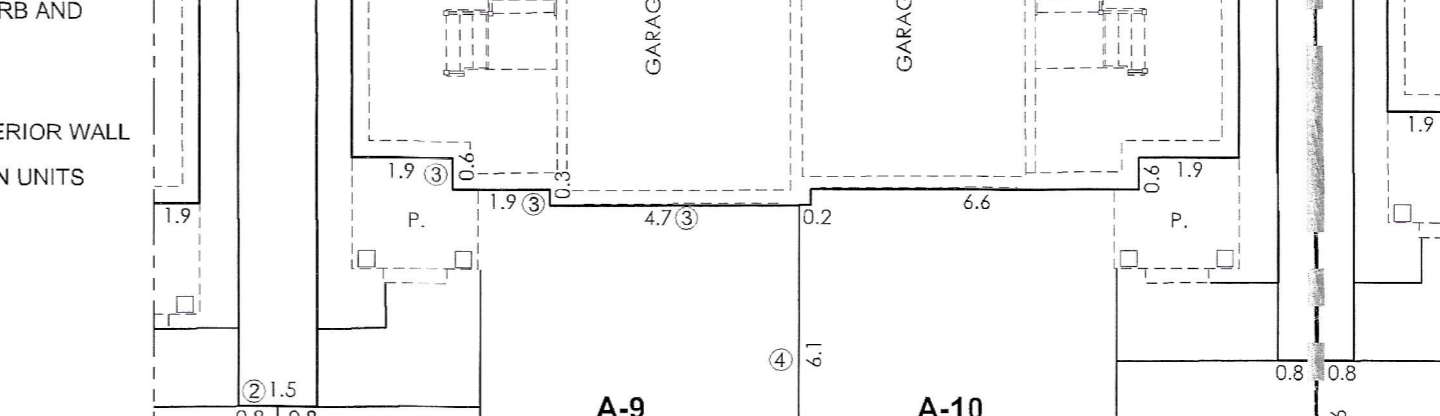
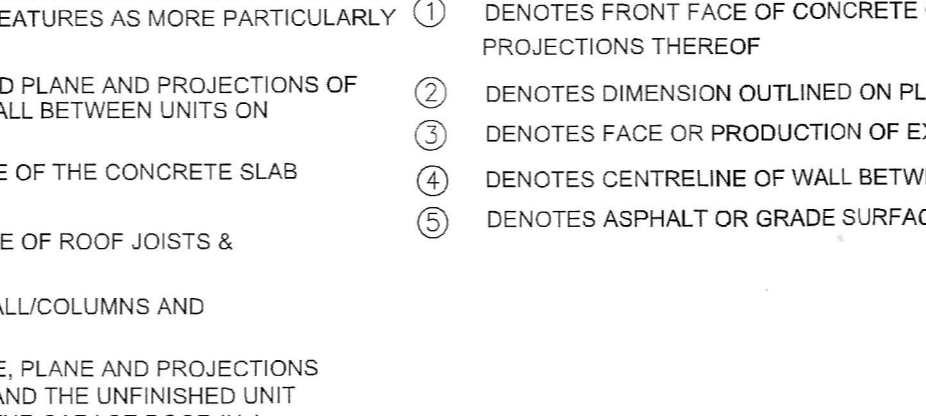
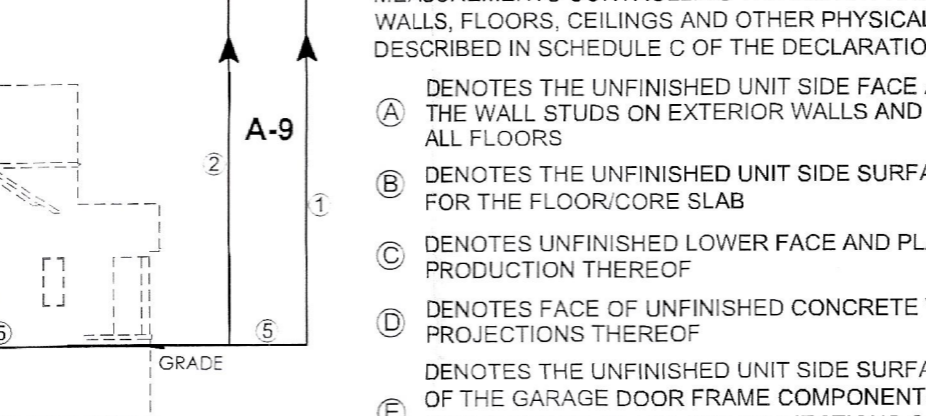
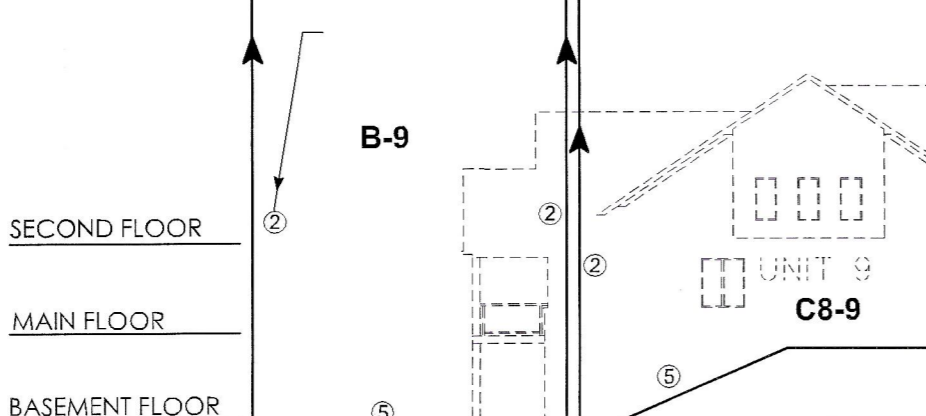
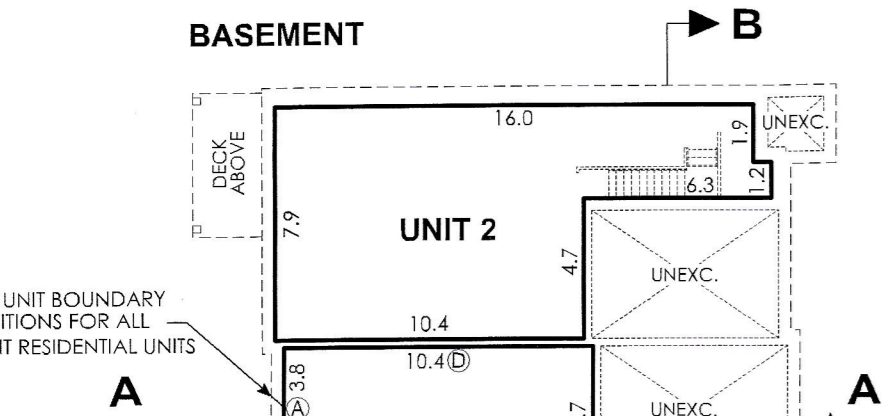
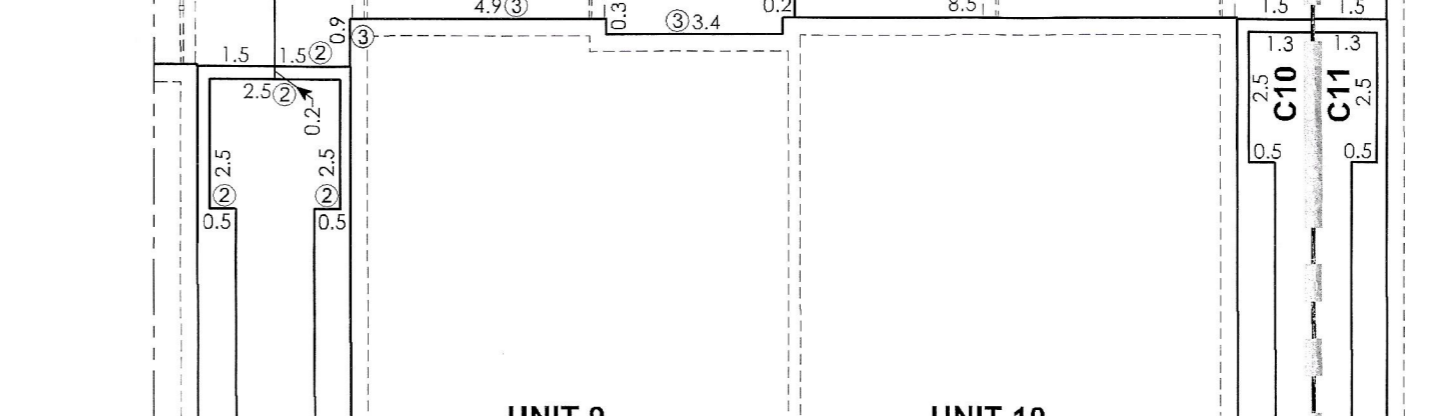
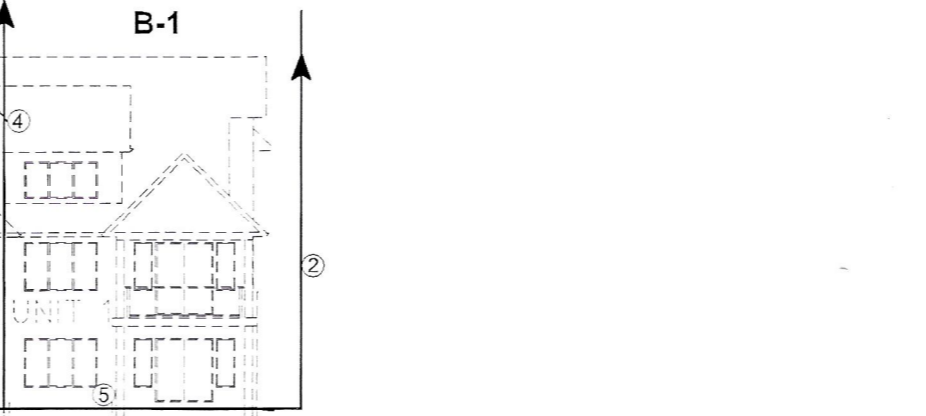
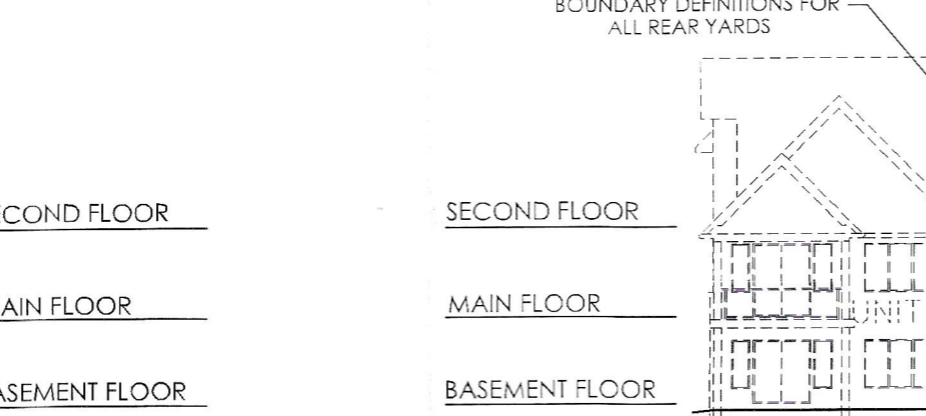
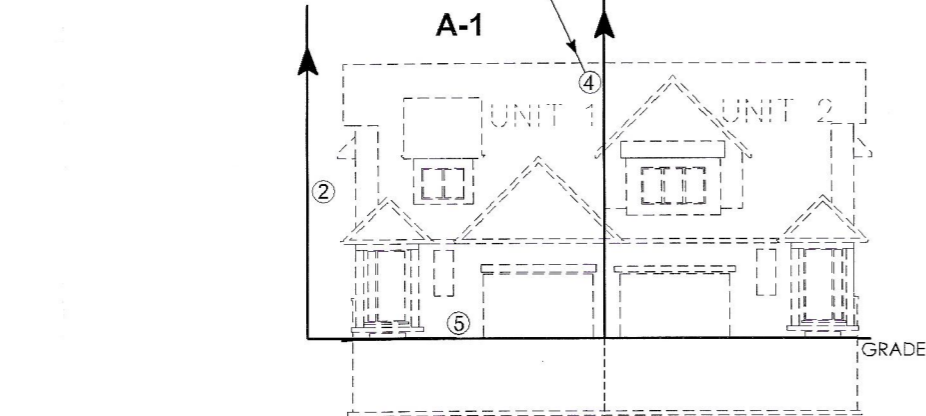
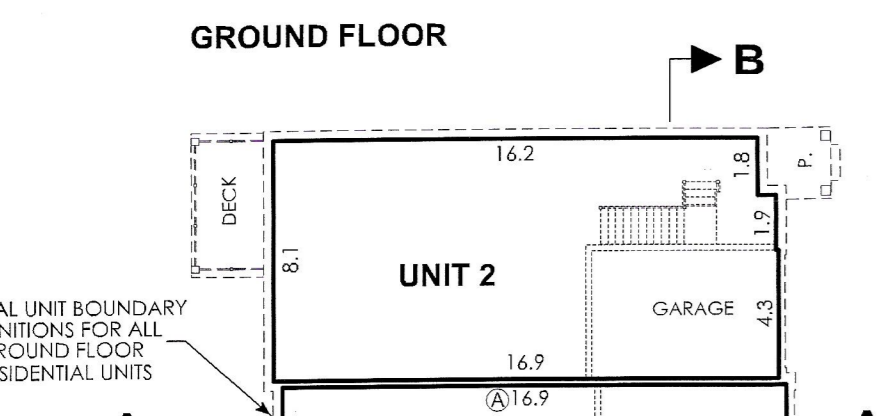
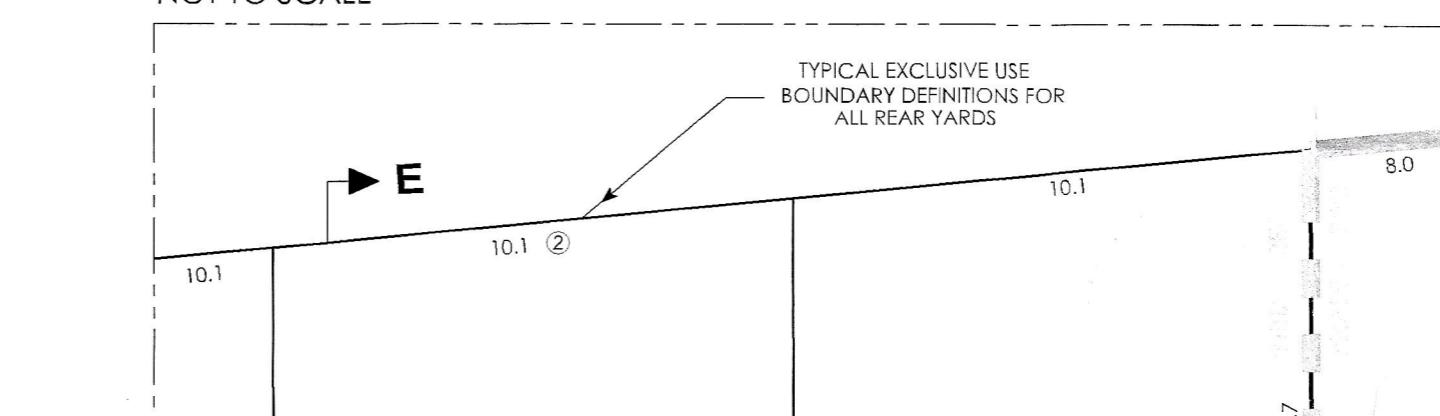
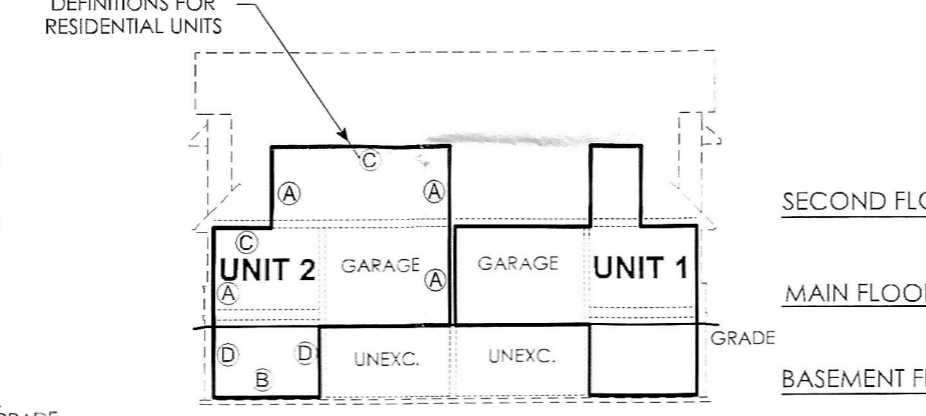
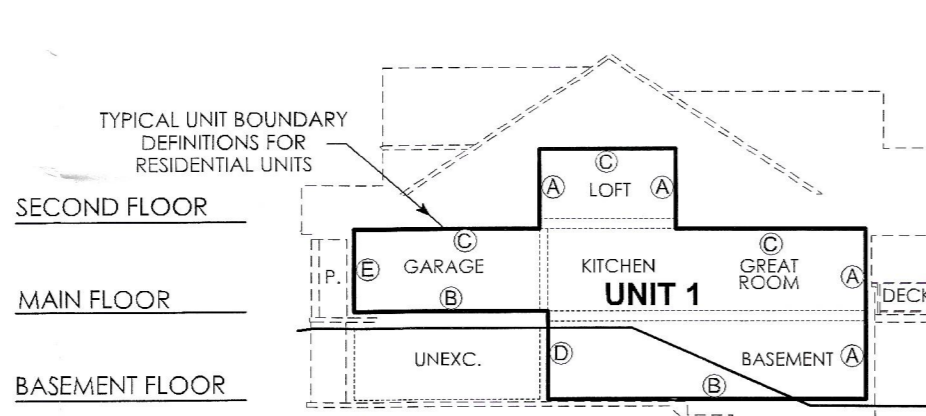
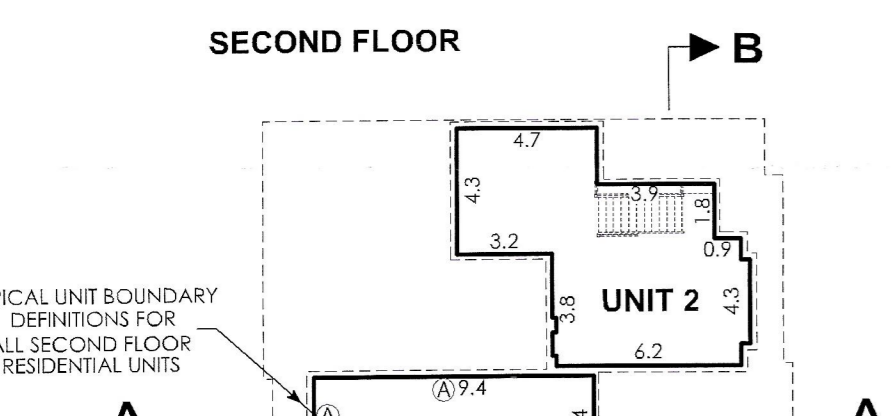
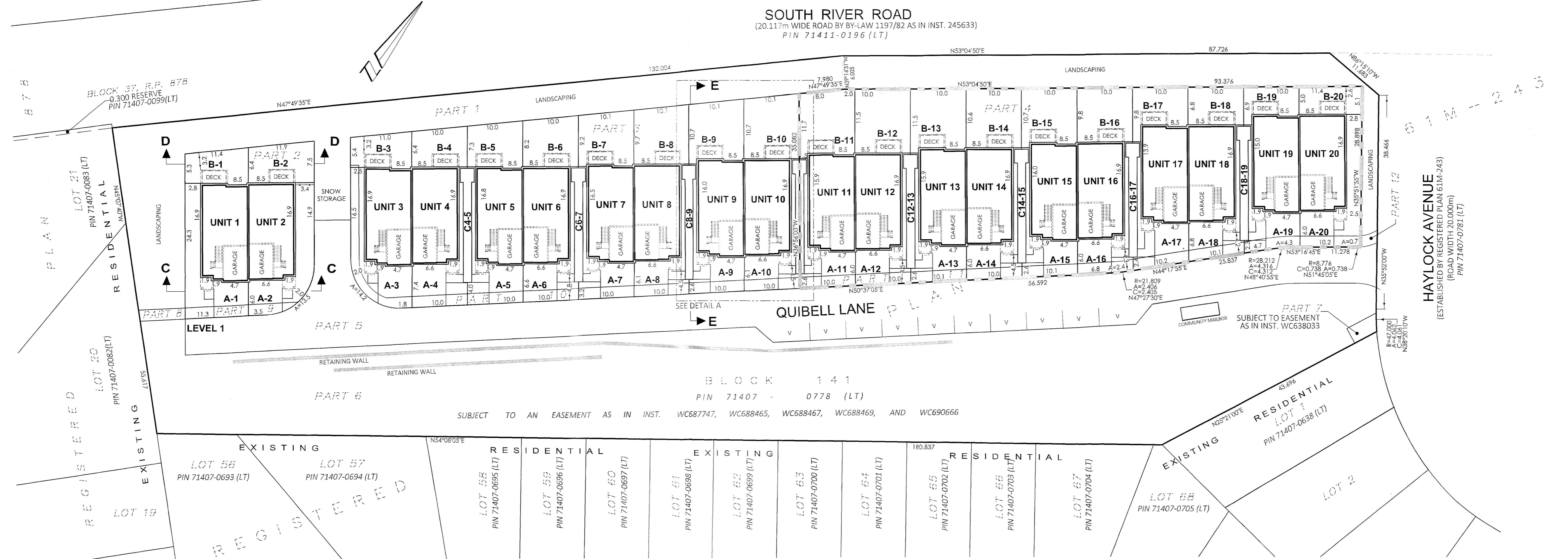
DATE: DECEMBER 8, 2023
 JAMES M. LAWS, O.I.S.

SCHEDULE: RE: SECTION 51 - THE PLANNING ACT.
 (a) BOUNDARIES AS SHOWN
 (b) WIDTHS OF ROADS AS SHOWN
 (c) KEY PLAN AS SHOWN
 (d) PURPOSE OF SITE 10 SEMI DETACHED CONDOMINIUM
 (e) EXISTING USES OF ADJOINING LANDS AS SHOWN
 (f) DIMENSIONS OF UNITS AS SHOWN
 (g) NATURAL FEATURES N/A
 (h) MUNICIPAL WATER AVAILABLE
 (i) GRAVEL AND LOAM N/A
 (j) CONTOURS N/A
 (k) ALL MUNICIPAL SERVICES AVAILABLE
 (l) SUBJECT TO EASEMENTS AS IN INSTRUMENT WC638033, WC687747, WC688465,
 WC688467, WC688469, AND WC690666

ADDITIONAL INFORMATION
 ZONING: R1A.58.9
 SITE AREA: 14,272.066m²
 NUMBER OF UNITS RESIDENTIAL UNITS: 20
 VISITOR PARKING: 10
 Subject to the conditions set forth in our
 letter dated February 16, 2024, this Draft
 Plan of Condominium No. 24CD-21003
 is approved under ss. 51 of the
 Planning Act and ss. 9 of the
 Condominium Act, 1998
 This 10th day of FEBRUARY, 2024
 Sarah Wilhelm, RPP, MCF

Van Harten
 LAND SURVEYORS - ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
DRAWN BY: SJ	CHECKED BY: EP/JIL	PROJECT NO. 31178-22
Feb 7, 2024-10:36:43 AM G:\CENTRE WELLINGTON\61M-243 Flora\BLOCK 141\ACAD\DP (BLOCK 141) (51178-22) UTM 2010.dwg		



UNIT BOUNDARY DEFINITIONS
 MEASUREMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE
 WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY
 DESCRIBED IN SCHEDULE C OF THE DECLARATION

(A) DENOTES THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF
 THE WALL STUDS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON
 ALL FLOORS
 (B) DENOTES THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB
 FOR THE FLOOR/CORE SLAB
 (C) DENOTES UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS &
 PROJECTIONS THEREOF
 (D) DENOTES FACE OF UNFINISHED CONCRETE WALL/COLUMNS AND
 PROJECTIONS THEREOF
 (E) DENOTES THE UNFINISHED UNIT SIDE SURFACE, PLANE AND PROJECTIONS
 OF THE GARAGE DOOR FRAME COMPONENTS AND THE UNFINISHED UNIT
 SIDE SURFACE, PLANE AND PROJECTIONS OF THE GARAGE DOOR IN A
 CLOSED POSITION AND PROJECTION THEREOF.

EXCLUSIVE USE DEFINITIONS

(1) DENOTES FRONT FACE OF CONCRETE CURB AND
 PROJECTIONS THEREOF
 (2) DENOTES DIMENSION OUTLINED ON PLAN
 (3) DENOTES FACE OR PRODUCTION OF EXTERIOR WALL
 (4) DENOTES CENTRELINE OF WALL BETWEEN UNITS
 (5) DENOTES ASPHALT OR GRADE SURFACE

NOTES:
 IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE UNIT
 BOUNDARY IS THE UNFINISHED UNIT SIDE SURFACE OF EXTERIOR DOOR,
 DOOR FRAME, AND WINDOW FRAME AND THE UNIT SIDE SURFACE OF
 ALL GLASS PANELS THEREIN.
 STRUCTURAL WALLS/PILLARS WITHIN THE UNIT ARE COMMON ELEMENTS

SCALE 1:250
 VAN HARTEN SURVEYING INC.