

**PLAN OF SURVEY
PART OF PARK LOT 4
SOUTH SIDE OF WELLINGTON STREET
PLAN OF THE TOWN OF MOUNT FOREST
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON**

SCALE 1 : 200
VAN HARTEN SURVEYING INC.

PARTS I & II APPROVED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998, S.O. 1998, CHAPTER 19 AND SECTION 51 OF THE PLANNING ACT R.S.O. 1990, CHAPTER 13

DATED THIS 5TH DAY OF AUGUST, 2025
THE CORPORATION OF THE COUNTY OF WELLINGTON

Sarah Wilhelms
SARAH WILHELMS, RPP, MCIP
DIRECTOR OF PLANNING AND DEVELOPMENT
MANAGER OF POLICY PLANNING

PART / SHEET
PART I OF IV PARTS
SHEET 1 OF 2 SHEETS

**WELLINGTON STANDARD CONDOMINIUM
PLAN No. 300**

LEVEL 1, UNITS 1 TO 44

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF

WELLINGTON No. (61) AT 11:40 O'CLOCK ON THE 7TH

DAY OF August, 2025

M. Law
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEY ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 12TH DAY OF JUNE, 2025.
 - THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: JUNE 24, 2025

James M. Laws
JAMES M. LAWS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER 2222000.

DECLARATION REGISTERED AS No. **WC 105672**

THIS PLAN COMPRISES ALL OF PIN 71060-0448 (LT)

SCHEDULE OF APPURTENANT AND SERVICENT INTERESTS
(PURSUANT TO CLAUSES 8 (l) (g) AND (h) OF THE CONDOMINIUM ACT, 1998

TOGETHER WITH (APPURTENANT INTERESTS)	PARTS/BLOCK	PLAN No.	DESCRIBED IN INSTRUMENT	NOTES
	NIL	NIL	NIL	NIL
SUBJECT TO (SERVICENT INTERESTS)				
	NIL	NIL	NIL	NIL

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) COORDINATE SYSTEM.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999576
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

POINT ID	UTM COORDINATES (METRES)	
	NORTHING	EASTING
A	4,870,503.95	521,822.73
B	4,870,493.88	521,865.80
C	4,870,492.27	521,902.31

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OF REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND:

- SURVEY MONUMENT SET
- SURVEY MONUMENT FOUND
- SIB 0.25 X 0.25 X 1.20 STANDARD IRON BAR
- IB 0.15 X 0.15 X 0.60 IRON BAR
- SSIB 0.25 X 0.25 X 0.60 SHORT STANDARD IRON BAR
- CP CONCRETE PIN
- VH 1331 ALEX R. WILSON SURVEYING INC., O.L.S.'S
- P1 DEPOSITED PLAN 61R-22796
- MECH. MECHANICAL
- V VISITOR PARKING

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: 5053745 ONTARIO INC.

DATE: JULY 23, 2025

Per: *Brad Wilson*
BRAD WILSON
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

METRIC:

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



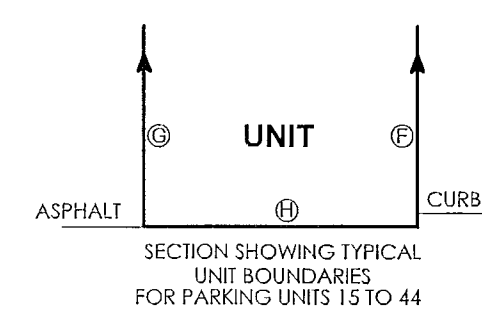
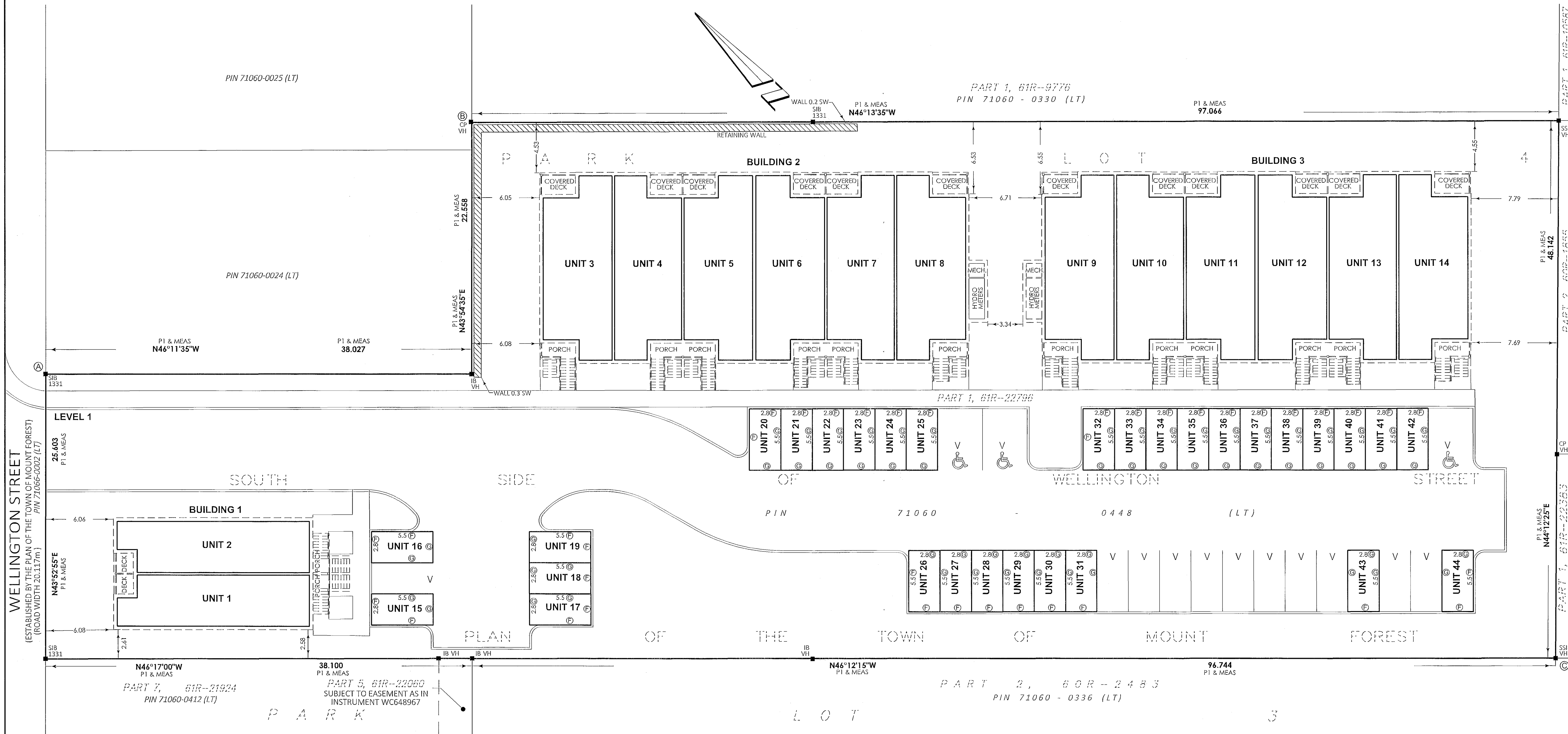
Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com
DRAWN BY: SI CHECKED BY: EP/JL PROJECT No. 31210-22

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WELLINGTON STREET CONDO\CAD\CP 440 Wellington (31210-22) UTM 2010.dwg

INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
I	2	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVICENT INTERESTS AND THE DESIGNATION OF THE UNITS ON LEVELS A AND 1
II	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.
III	27	ARCHITECTURAL PLANS
IV	NIL	STRUCTURAL PLANS



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 O OF THE DECLARATION.

- (A) THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS
- (B) UNIT SIDE SURFACE OF PLYWOOD OR WAFERBOARD SUBFLOOR
- (C) UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS AND PRODUCTION THEREOF
- (D) THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE FLOOR/CORE SLAB
- (E) THE UNFINISHED UNIT SIDE SURFACE OF THE WOOD JOISTS IN THE CEILINGS AND PROJECTIONS THEREOF
- (F) FRONT FACE OF CONCRETE CURB AND PROJECTIONS THEREOF
- (G) DIMENSION OUTLINED ON PLAN
- (H) ASPHALT 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

WELLINGTON STANDARD CONDOMINIUM
PLAN No. 300

LEVEL A, UNITS 1 TO 14

FLOOR PLANS & SECTIONS

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF

WELLINGTON No. (61) AT 11:46 O'CLOCK ON THE 7th

DAY OF August, 2025

James M. Laws
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT (1998), THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 12TH DAY OF JUNE, 2025.
 - THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE: JUNE 24, 2025

James M. Laws
JAMES M. LAWS
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No. WCT65512

SCALE 1 : 150
VAN HARTEN SURVEYING INC.

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) THE UNFINISHED UNIT SIDE FACE AND PLANE AND PROJECTIONS OF THE WALL STUDS ON EXTERIOR WALLS AND WALL BETWEEN UNITS ON ALL FLOORS
- (B) UNIT SIDE SURFACE OF PLYWOOD OR WAFERBOARD SUBFLOOR
- (C) UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS AND PRODUCTION THEREOF
- (D) THE UNFINISHED UNIT SIDE SURFACE OF THE CONCRETE SLAB FOR THE FLOOR/CORE SLAB
- (E) THE UNFINISHED UNIT SIDE SURFACE OF THE WOOD JOISTS IN THE CEILINGS AND PROJECTIONS THEREOF
- (F) FRONT FACE OF CONCRETE CURB AND PROJECTIONS THEREOF
- (G) DIMENSION OUTLINED ON PLAN
- (H) ASPHALT 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

LEGEND:

MECH. MECHANICAL

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: 5053745 ONTARIO INC.

DATE: JULY 23, 2025.

Per: *Brad Wilson*

BRAD WILSON

PRESIDENT

I HAVE THE AUTHORITY TO BIND THE CORPORATION.

METRIC:

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

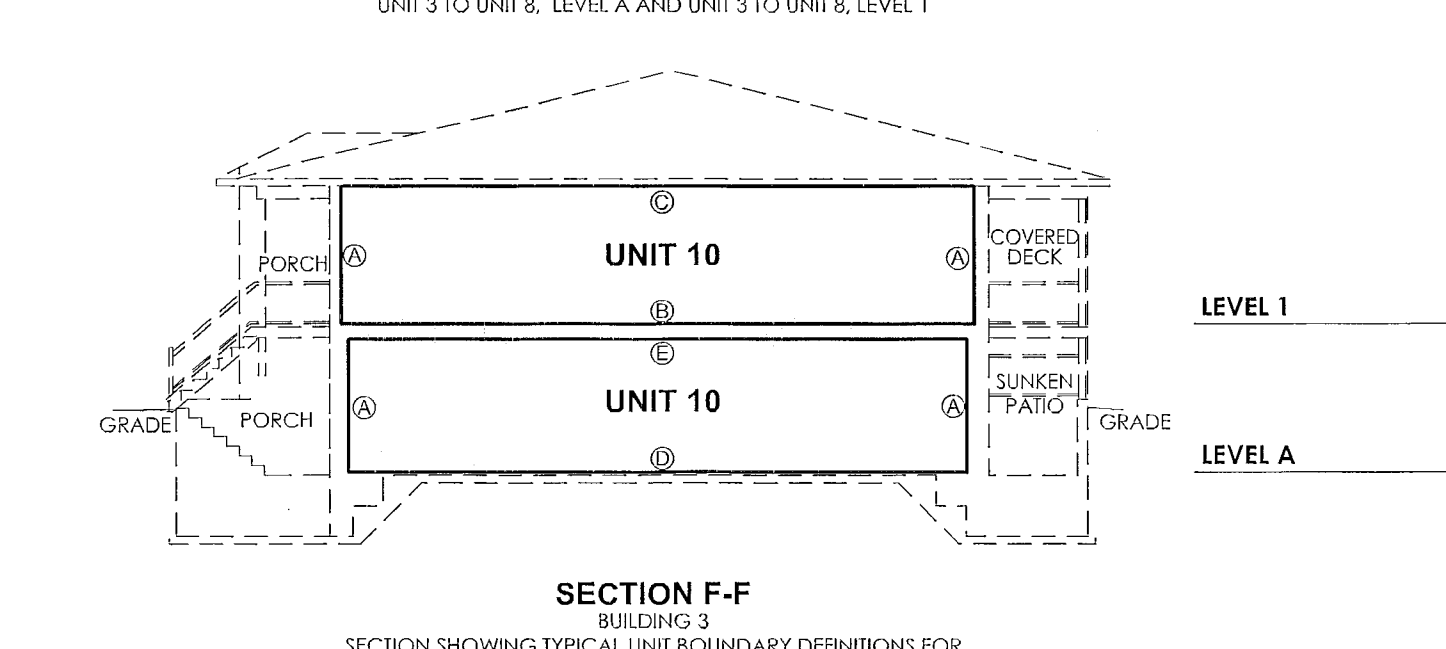
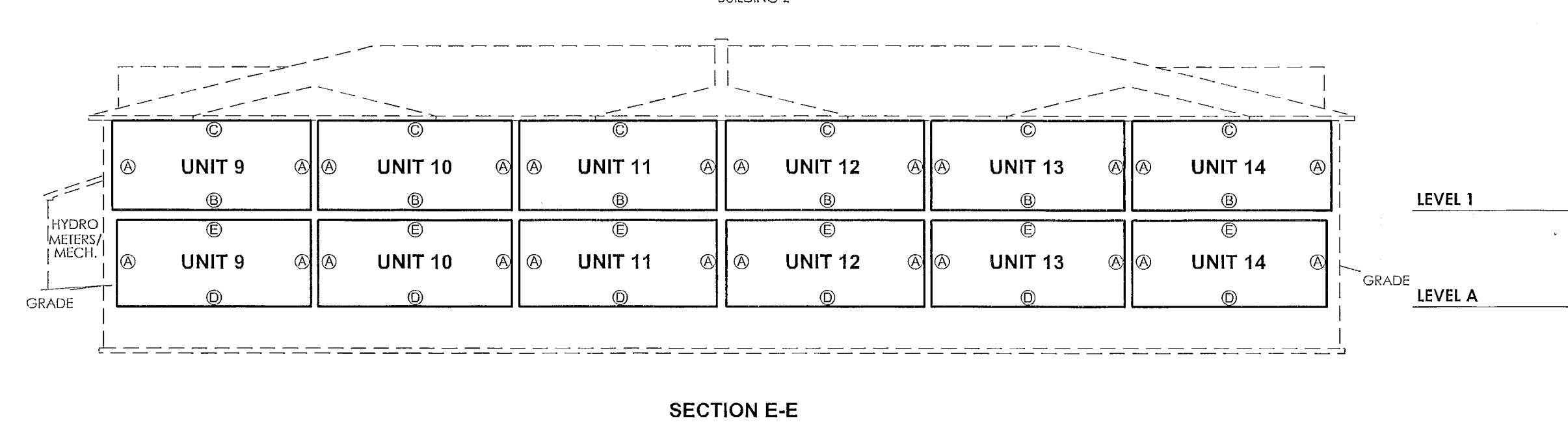
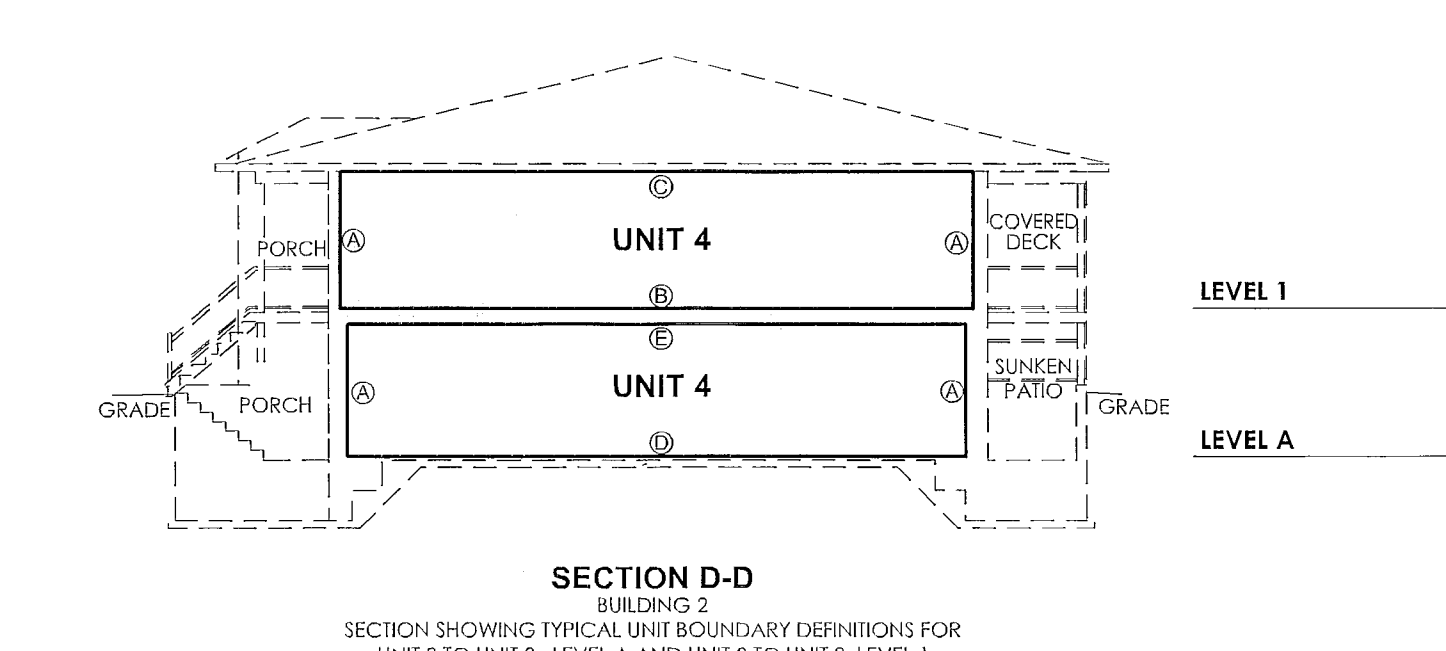
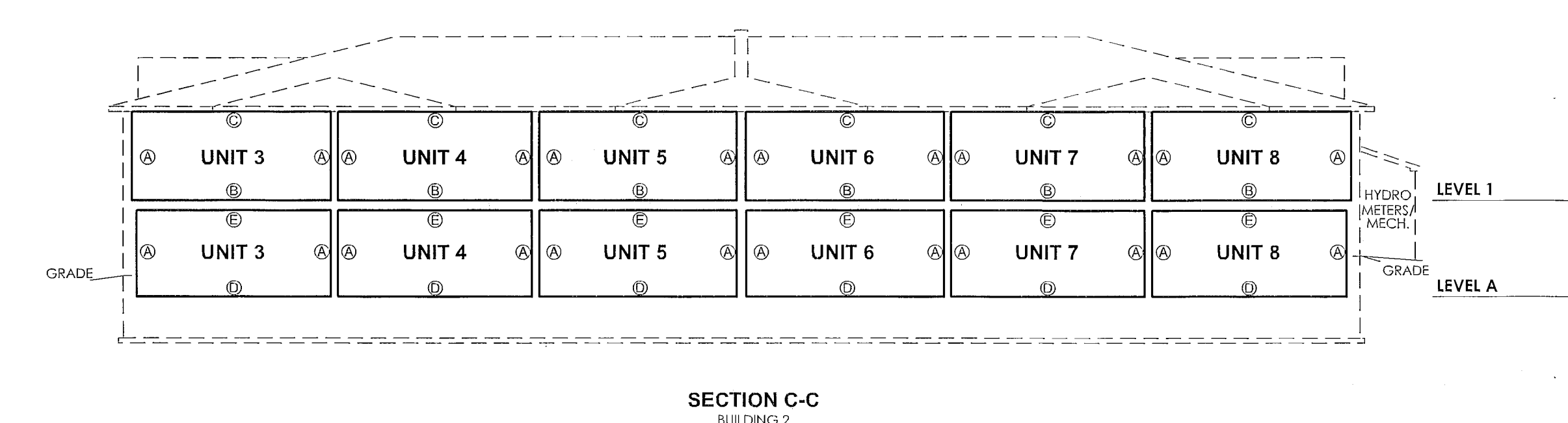
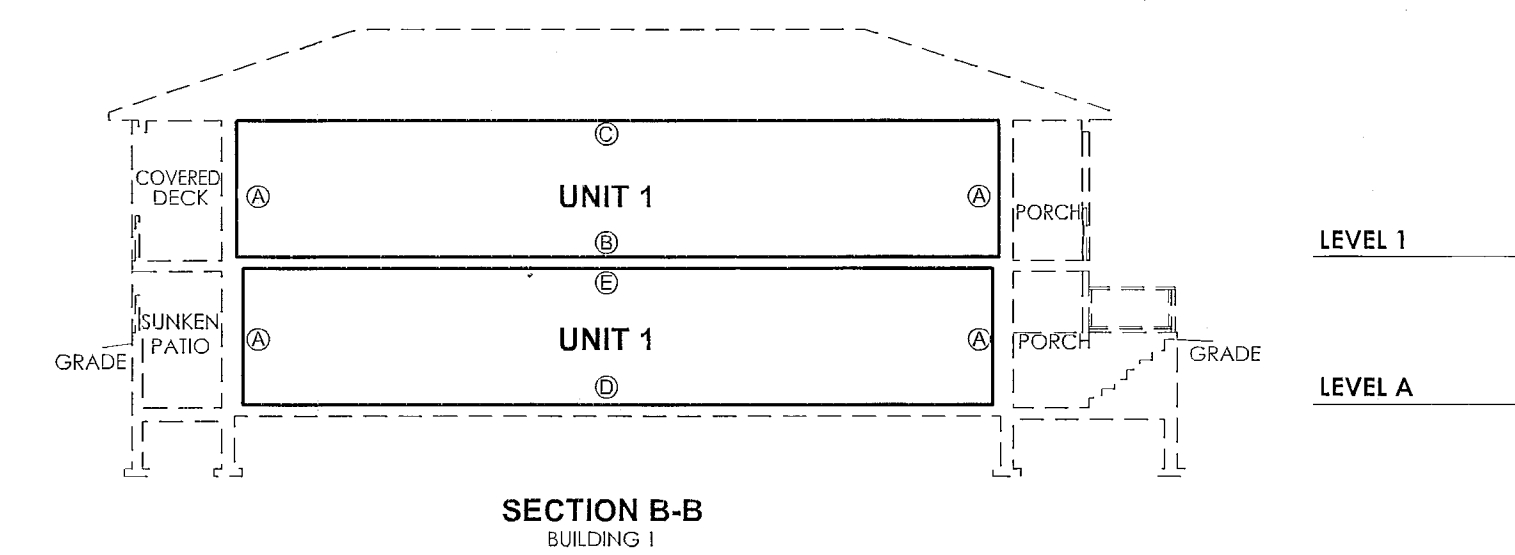
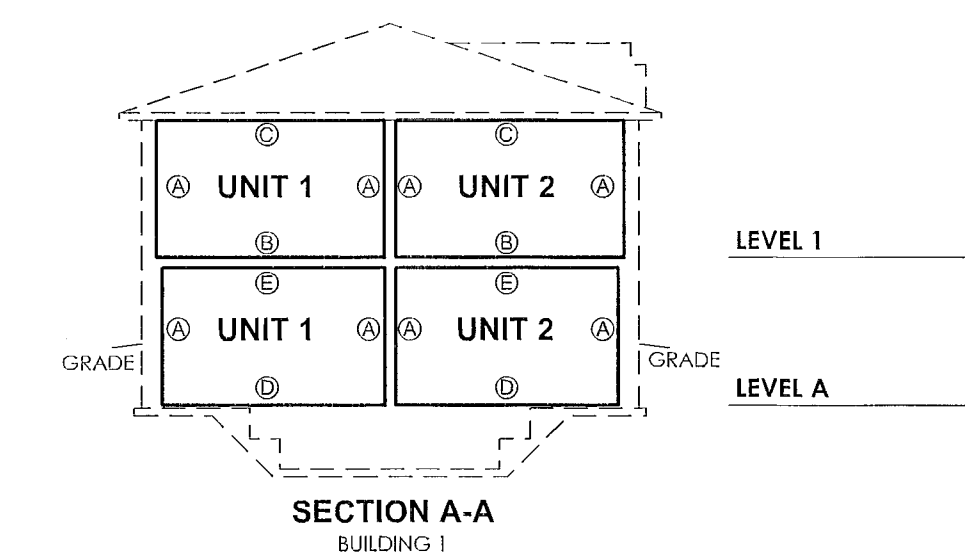
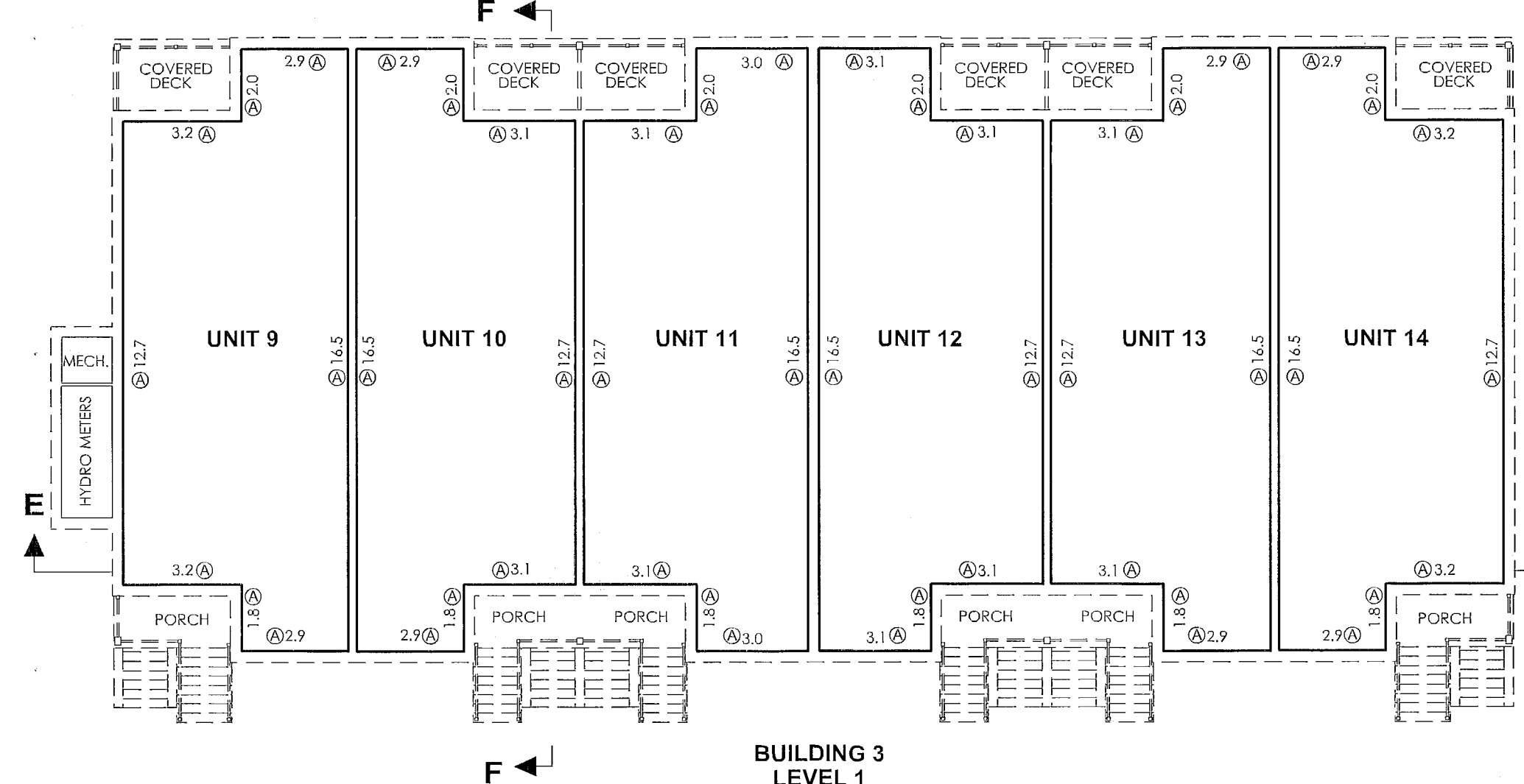
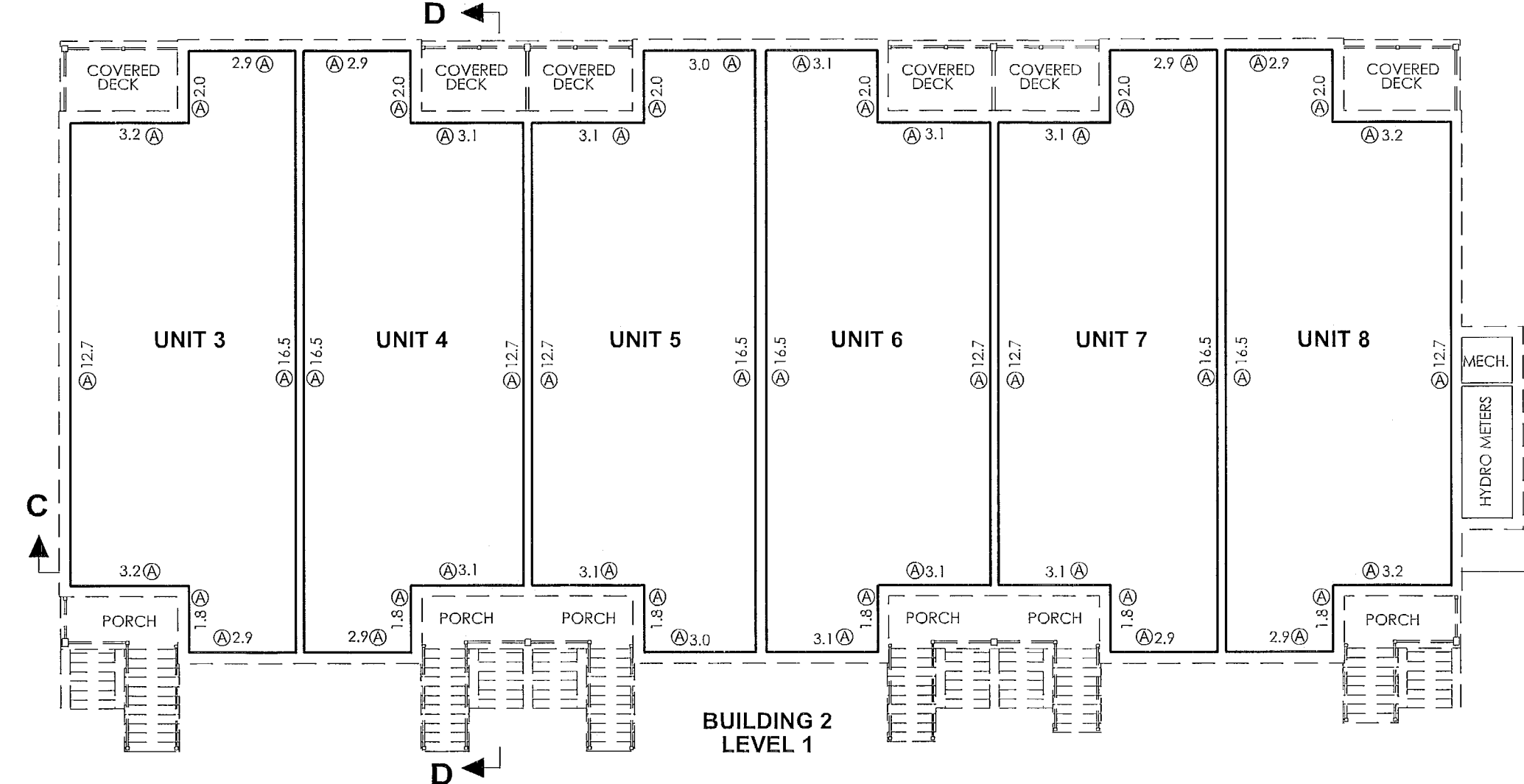
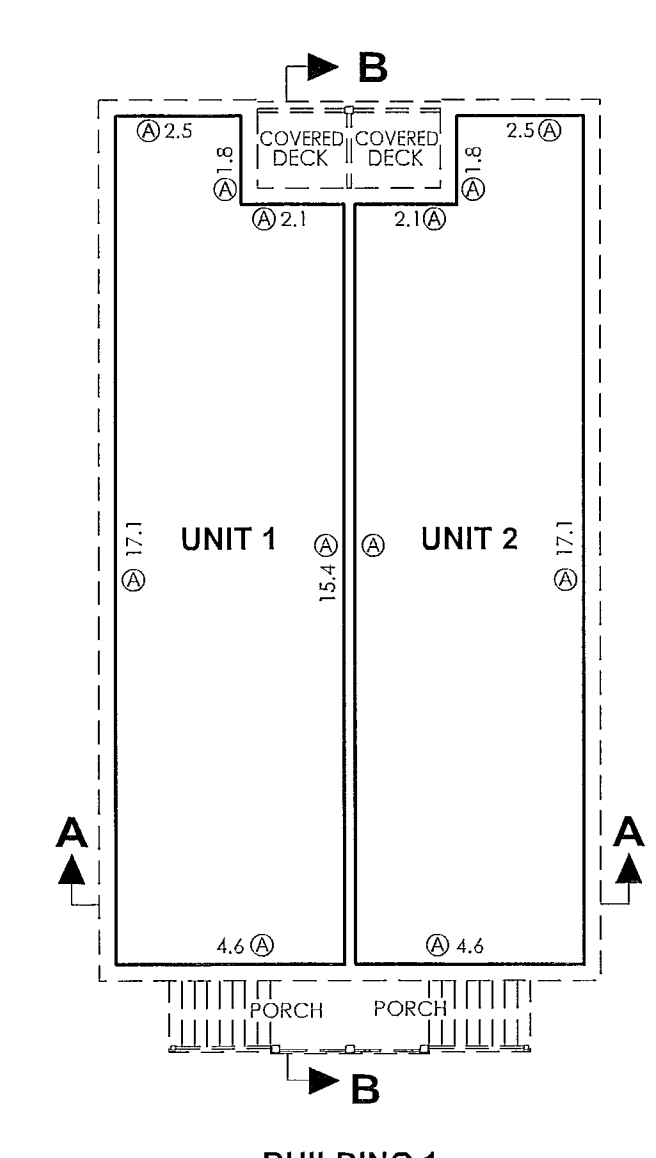
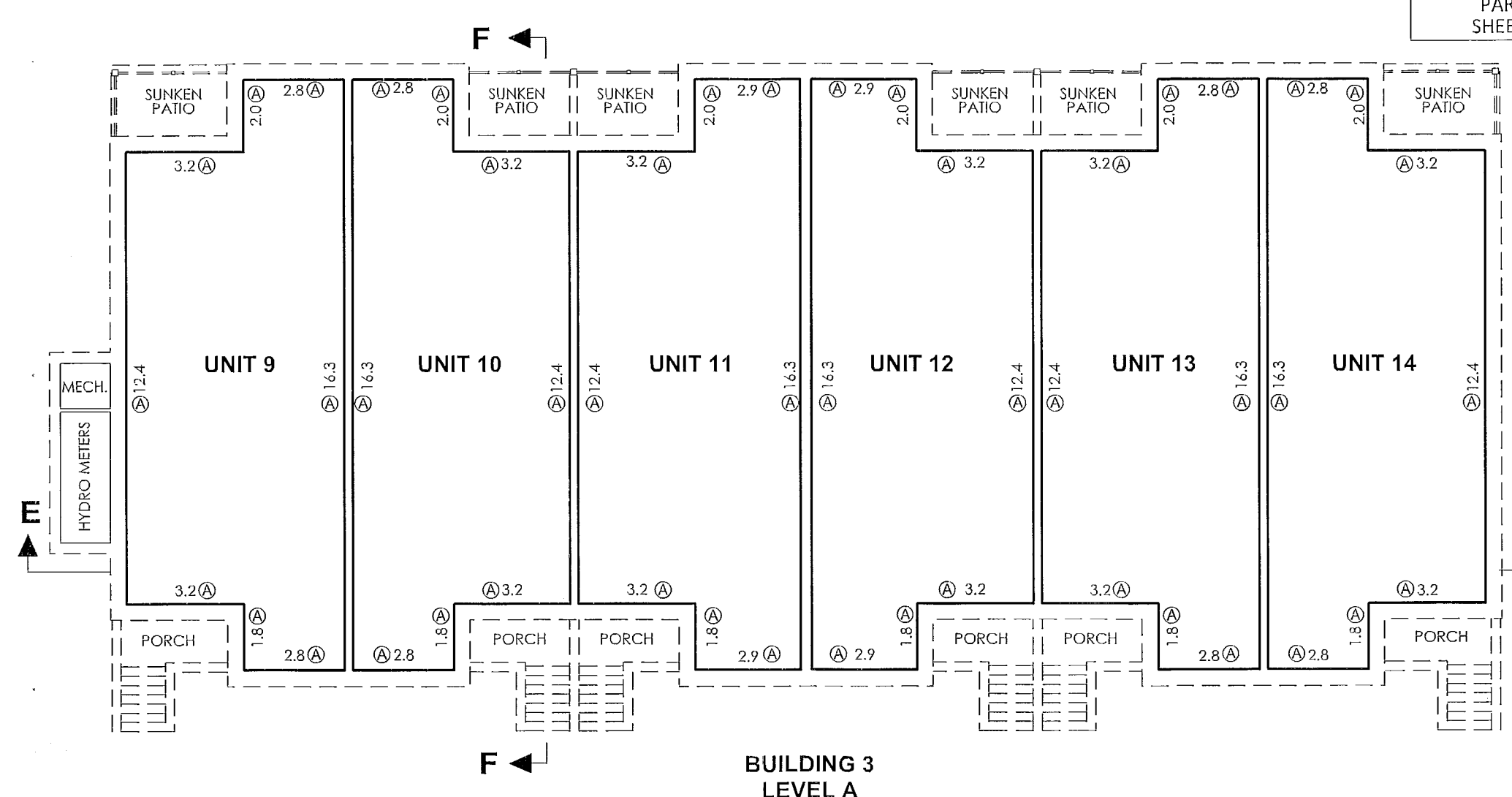
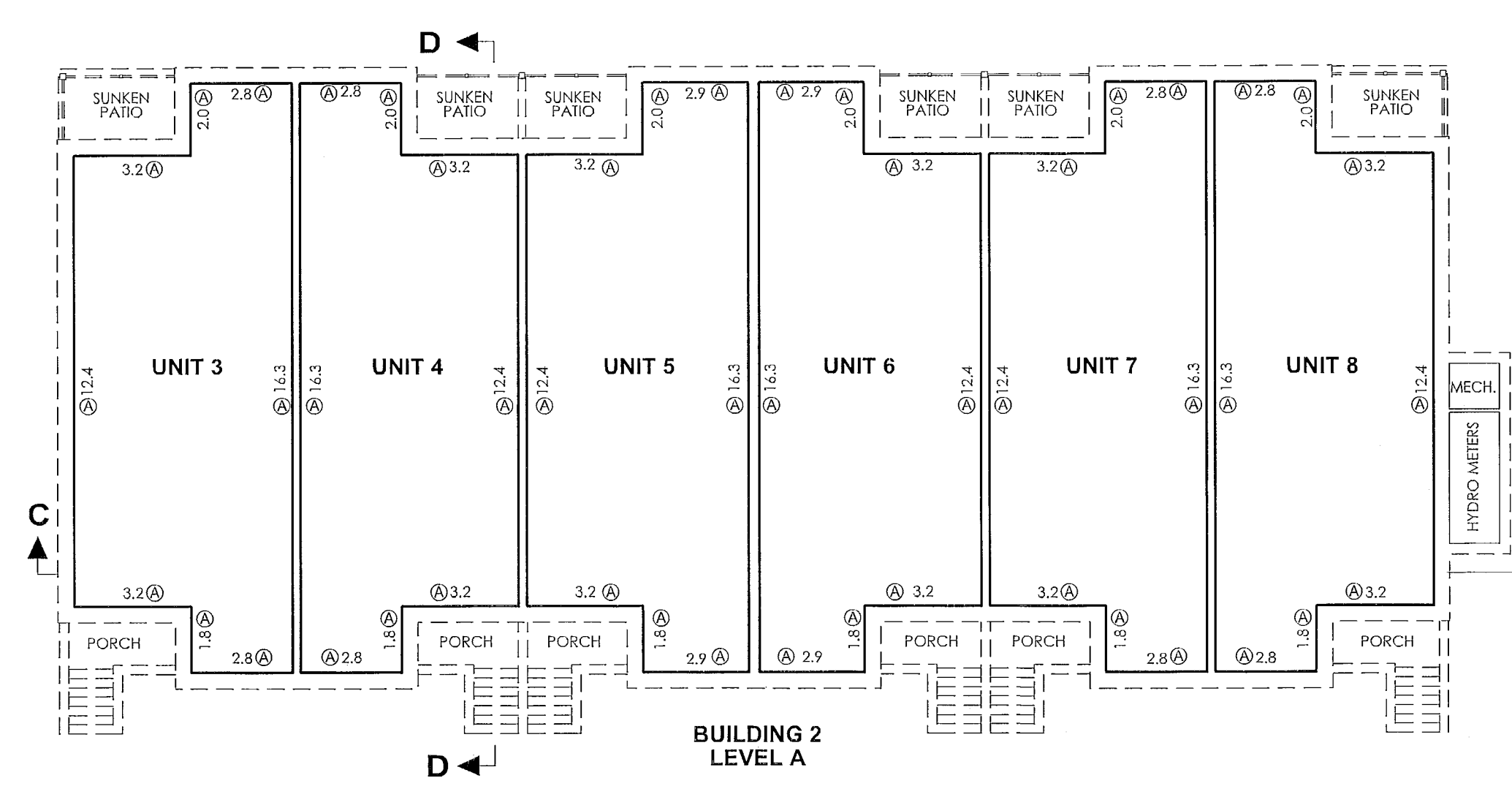
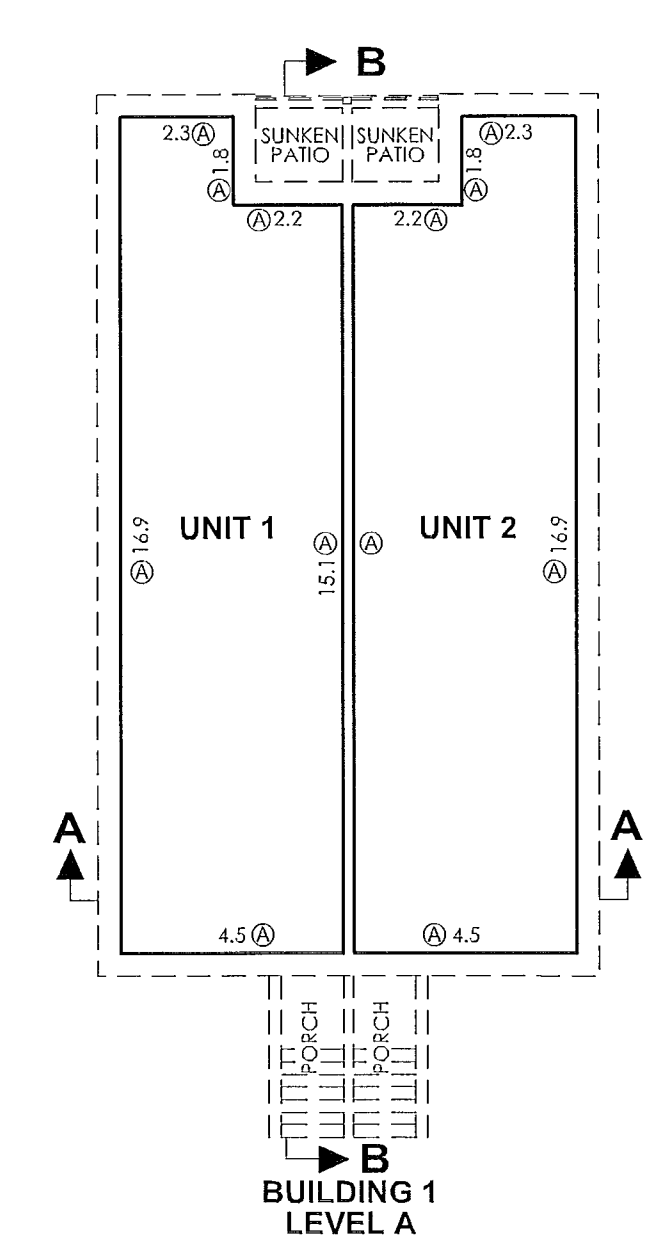


Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-840-4110

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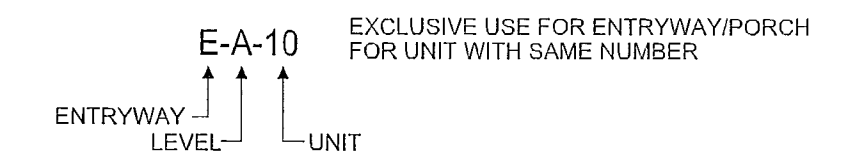
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PLAN OF SURVEY OF
THE LOCATION and EXTENT of
THE EXCLUSIVE USE PORTIONS
OF THE
COMMON ELEMENTS ON LEVEL A & LEVEL 1

SCALE 1 : 200
VAN HARTEN SURVEYING INC.

LEGEND



EXCLUSIVE USE DEFINITIONS

- ① FACE OR PRODUCTION OF EXTERIOR WALL
- ② FACE AND PLANE OF THE EDGE OF THE PORCH FLOOR SLAB, STAIRS AND PROJECTIONS THEREOF
- ③ UPPER SURFACE OF THE UNFINISHED CONCRETE FLOOR AND PROJECTIONS THEREOF
- ④ UNFINISHED LOWER FACE AND PLANE OF ROOF JOISTS AND PRODUCTION THEREOF
- ⑤ EXTERIOR FACE CONCRETE SUNKEN TERRACE WALL AND PROJECTIONS THEREOF
- ⑥ UNDERSIDE SURFACE OF THE PORCH ABOVE
- ⑦ UPPER SURFACE OF STAIRS
- ⑧ DIMENSION OUTLINED ON PLAN
- ⑨ PRODUCTION OF THE CENTRELINE OF WALLS BETWEEN UNITS

NOTE:

IN THE VICINITY OF THE EXTERIOR DOORS AND WINDOWS, THE EXCLUSIVE USE BOUNDARY IS THE UNFINISHED OUTSIDE SURFACE OF EXTERIOR DOOR, DOOR FRAME, AND WINDOW FRAME AND THE OUTSIDE SURFACE OF ALL GLASS PANELS THEREIN.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND LOCATION OF EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

DATE: JUNE 24, 2025

James M. Laws
JAMES M. LAWS
ONTARIO LAND SURVEYOR

METRIC:

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

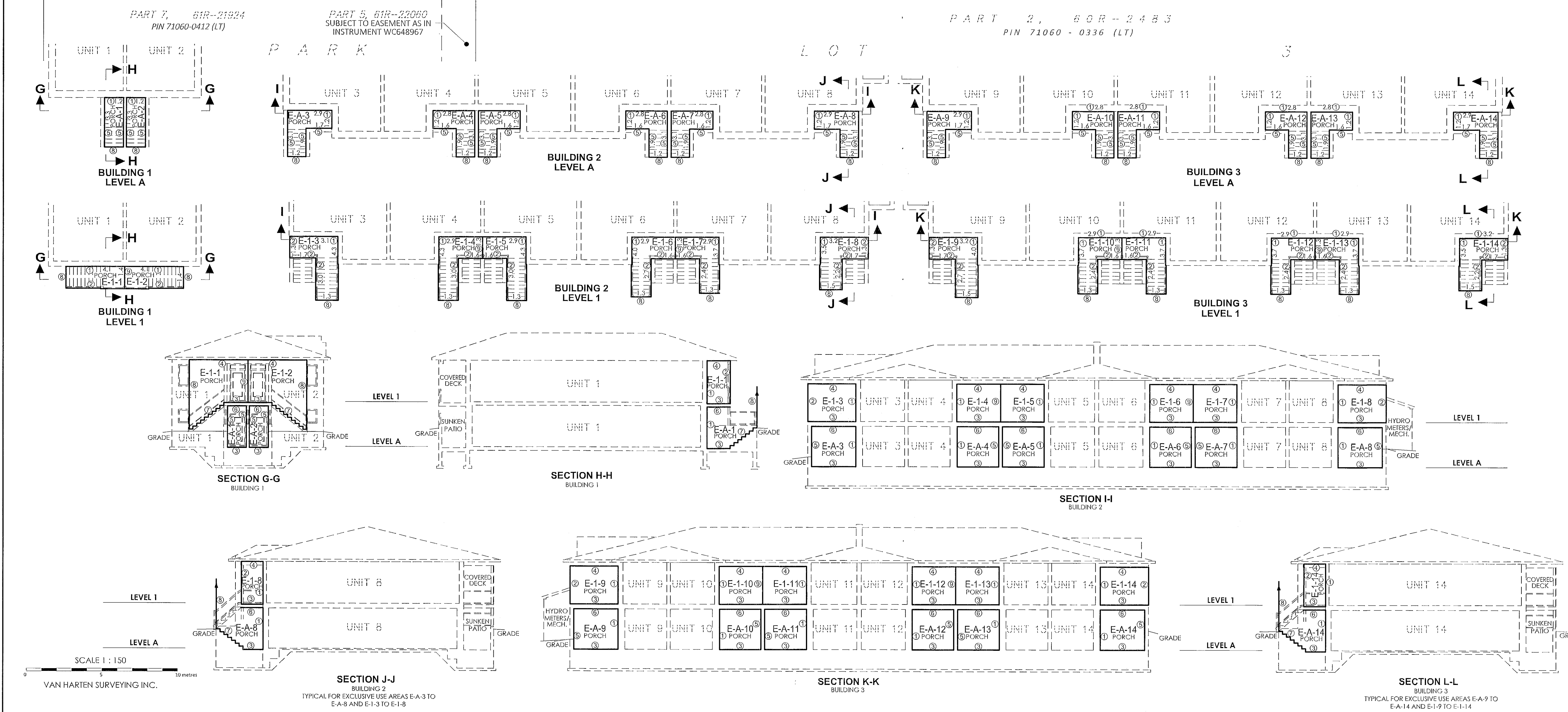
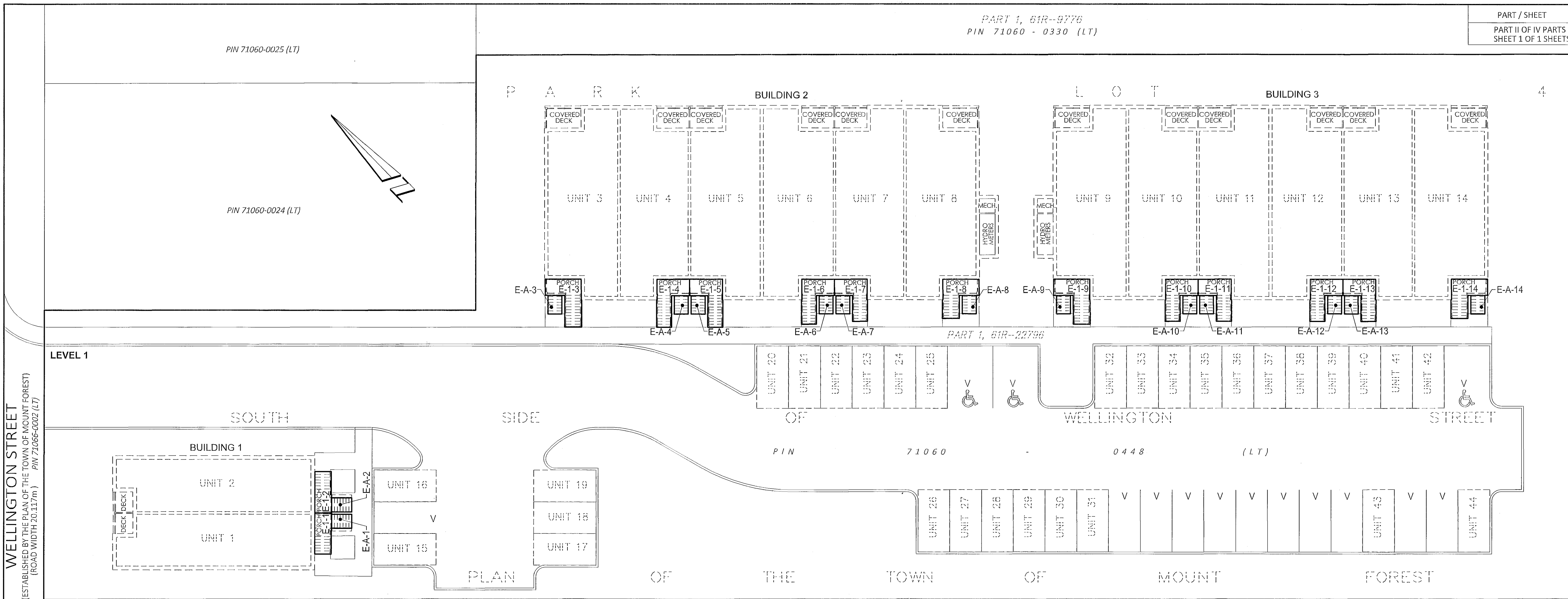


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SCALE 1 : 150
VAN HARTEN SURVEYING INC.

SECTION J-J
BUILDING 2
TYPICAL FOR EXCLUSIVE USE AREAS E-A-3 TO E-A-8 AND E-1-3 TO E-1-8

SECTION K-K
BUILDING 3

SECTION L-L
BUILDING 3
TYPICAL FOR EXCLUSIVE USE AREAS E-A-9 TO E-A-14 AND E-1-9 TO E-1-14