

File No. _____

Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 202____, this draft plan is approved under Section 51 of the Planning Act and Section 9 of the Condominium Act 1998 this _____ day of _____, 202____.



KEY PLAN (Not to Scale)

DRAFT PLAN OF VACANT LAND CONDOMINIUM
OF PART OF
LOT 3, CONCESSION 1,
SOUTH OF
THE RIVER THAMES
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
IN THE
MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

SCALE 1:1000
2023
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE:
I 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.

MARCH 6 / 2023
DATE

Robert Wood
ROBERT WOOD
ONTARIO LAND SURVEYOR

OWNERS'S CERTIFICATE:
I HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
PUTNAM ROAD HOLDINGS INC.

MARCH 3, 2023
DATE

Amandeep Singh
AMANDEEP SINGH
DIRECTOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

| | |
|-----------------------------------|---|
| (a) AS SHOWN ON PLAN | (g) AS SHOWN ON PLAN |
| (b) AS SHOWN ON PLAN | (h) NO WATER SERVICE |
| (c) AS SHOWN ON KEY PLAN | (i) SILTY CLAY LOAM-MODERATELY WELL TO IMPERFECT DRAINAGE |
| (d) VACANT LAND CONDOMINIUM UNITS | (j) AS SHOWN ON PLAN |
| (e) AS SHOWN ON PLAN | (k) NONE |
| (f) AS SHOWN ON PLAN | (l) NONE |

SITE DATA :

| | | |
|----------------|--------------------------|----------------|
| UNIT 1 | 2.67910 HECTARES | 23.42% |
| UNIT 2 | 2.21793 HECTARES | 19.39% |
| UNIT 3 | 5.95290 HECTARES | 52.03% |
| COMMON ELEMENT | 0.58976 HECTARES | 5.16% |
| TOTAL | 11.43969 HECTARES | 100.00% |

CURRENT ZONING : GENERAL INDUSTRIAL (M1) ZONE

UTM GRID NOTES
BEARINGS ARE U.T.M. GRID IN NAD83 (C.S.R.S.) (2010.0) DERIVED FROM G.P.S. OBSERVATIONS USING REAL TIME NETWORK (RTN).
OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 8100 WEST LONGITUDE ZONE 17.
LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999561710.

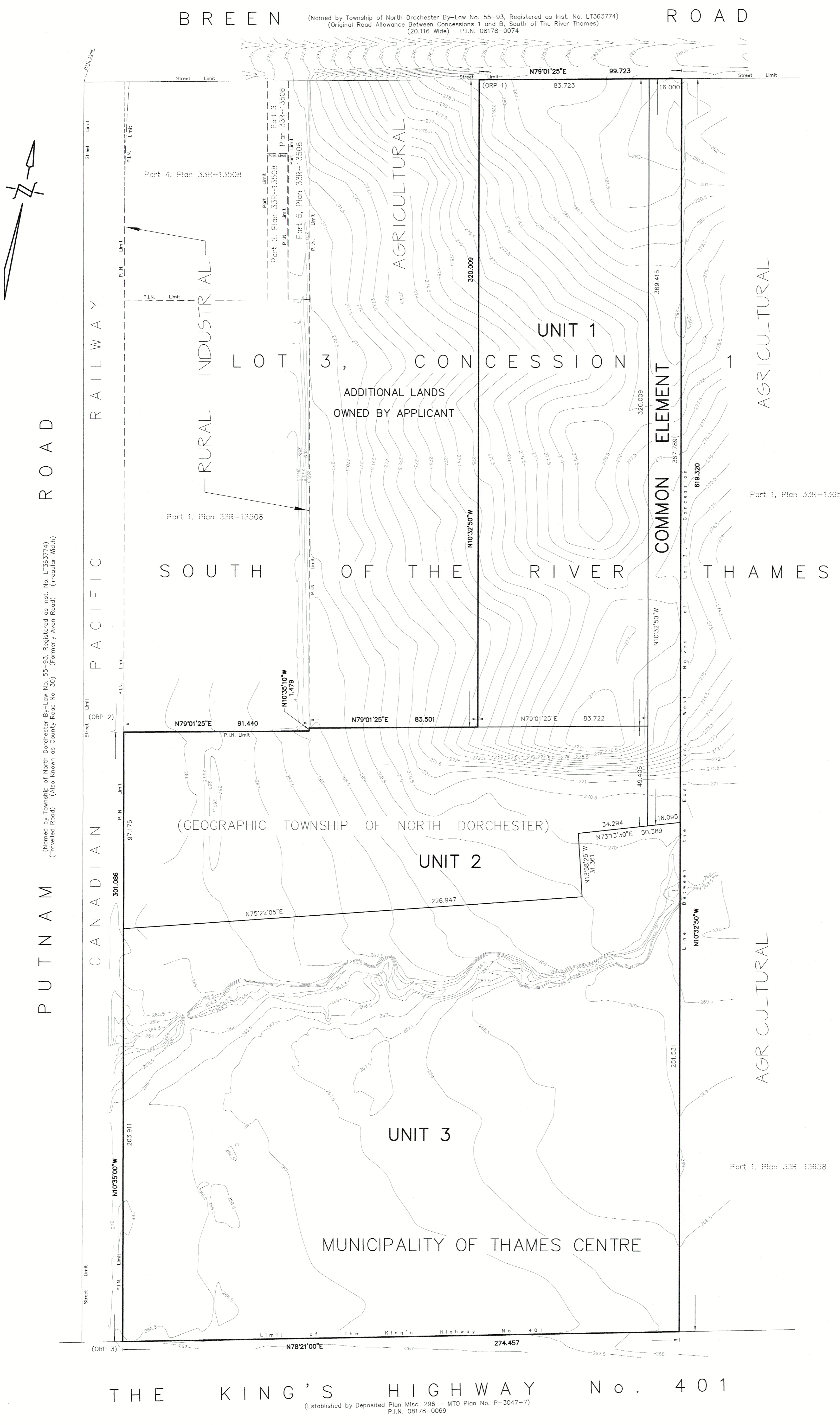
| POINT ID | NORTHING | EASTING |
|----------|-------------|------------|
| ORP 1 | 4758833.299 | 504114.872 |
| ORP 2 | 4758484.084 | 504002.027 |
| ORP 3 | 4758188.252 | 504057.317 |

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

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

AGM ARCHIBALD, GRAY & MCKAY LTD.
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PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca
PLAN • SURVEY • ENGINEER

| | | |
|-----------------------|------------------------------------|---------------|
| DRAWN BY: NORTON | DIGITAL FILE: DN2206 DPVLC1 EC.dwg | PLAN No: |
| CHECKED BY: R.M.M. | COGO FILE: DN2206 DPVLC1 EC.dwg | |
| PLOT DATE: FEB 9 2023 | FILE No: DORN-01(S)-03-3 | L-6030 |



THE KING'S HIGHWAY No. 401
(Established by Deposited Plan Misc. 298 - MTO Plan No. P-3047-7)
P.I.N. 08178-0069

(Named by Township of North Dorchester By-Law No. 55-93, Registered as Inst. No. LT363774)
 (Formerly known as County Road No. 30) (Formerly Avon Road) (Irregular Width)



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