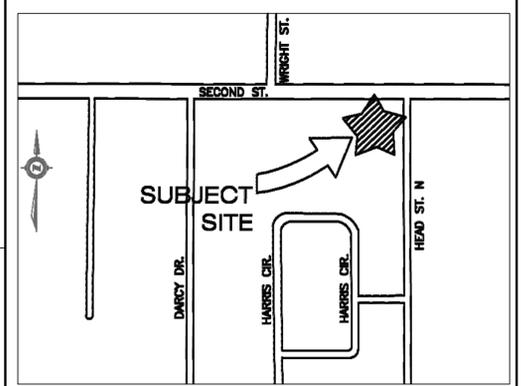


File No.

Subject to 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 ____ 202..

DURK VANDERWERFF
DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT
COUNTY OF MIDDLESEX



KEY PLAN NOT TO SCALE

DRAFT PLAN OF VACANT LAND CONDOMINIUM
OF PART OF
LOT 22, CONCESSION 3
SOUTH OF EGERMONT ROAD
(GEOGRAPHIC TOWNSHIP OF ADELAIDE)
IN THE
MUNICIPALITY OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX

SCALE 1:300
1 2 10 20
SCALE IN METRES

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.

January 30, 2025
LONDON, ONTARIO

T. Stirling
THOMAS J. STIRLING
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:

WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.
FOXWOOD DEVELOPMENTS (LONDON) INC.

Zhaohui Meng
Zhaohui Meng
President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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) MUNICIPAL PIPED WATER
(c) AS SHOWN ON KEY PLAN	(i) SILTY LOAM
(d) VACANT LAND CONDOMINIUM UNITS	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) MUNICIPAL SEWERS AND WATER
(f) AS SHOWN ON PLAN	(l) EASEMENTS AS SHOWN ON PLAN

SITE DATA

SITE AREA	1.0177 Hectares
TOWNHOUSE DWELLING UNITS	35
DENSITY	34.4 UNITS/ha.

UTM GRID NOTE:

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) (2010.0), DERIVED FROM G.P.S. OBSERVATIONS AND THE LEICA SMART-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999599774.

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM G.N.S.S. OBSERVATIONS USING REAL TIME NETWORK (RTN), U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.R.E.G. 216/10

POINT ID	NORTHING	EASTING
ORP 1	4758790.044	449185.239
ORP 2	4758784.781	449004.736

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

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

AGM ARCHIBALD, GRAY & MCKAY LTD.
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
PHONE 519-685-5300 FAX 519-685-5303
EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: CRC	DIGITAL FILE: AD2406DP1.DWG	PLAN No:
CHECKED BY: TJS		8-L-6387
DATE: JAN. 7, 2025	OFFICE FILE: AD-36-24	

NOTE:

AREAS WITHIN THE PERIMETER OF THE PROPERTY NOT DESIGNATED AS UNITS ARE COMMON ELEMENT.