

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID IN NAD83 (C.S.R.S.) (2010.0) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' 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 0.999624817.

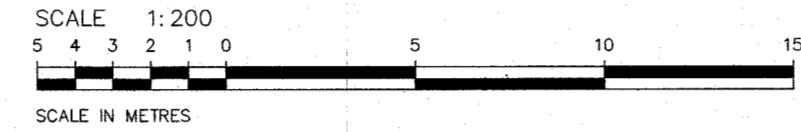
POINT ID	NORTHING	EASTING
ORP 1	4795980.230	437963.004
ORP 2	4795930.154	437925.024
ORP 3	4795922.938	437990.234

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

PLAN OF SURVEY

OF PART OF
LOT 14, REGISTERED PLAN No. 4(GB)
 AND PART OF
LOT 1, LAKE ROAD WEST CONCESSION
 (GEOGRAPHIC TOWNSHIP OF BOSANQUET)
 (FORMERLY THE VILLAGE OF GRAND BEND)
 IN THE
MUNICIPALITY OF LAMBTON SHORES
COUNTY OF LAMBTON

2021
 ARCHIBALD, GRAY & MCKAY LTD.
 ONTARIO LAND SURVEYORS



PART / SHEET		
PART 1 OF 4 PARTS - SHEET 1 OF 1 SHEETS		
INDEX OF PARTS		
PART	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERVIENT INTERESTS AND THE DESIGNATION OF UNITS ON LEVEL 1
2	NIL	EXCLUSIVE USE PLAN
3	NIL	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS

LAMBTON VACANT LAND CONDOMINIUM PLAN No. 69

LEVEL 1
UNITS 1 TO 5 INCLUSIVE
 REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF LAMBTON (No. 25), AT 12:27 O'CLOCK, ON THE 11th DAY OF MAY 2021.

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF LAMBTON (No. 25)

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 8th DAY OF OCTOBER, 2020.

April 29, 2021
 DATE

JASON WILBAND
 ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS NUMBER

THIS PLAN COMPRISES ALL OF P.I.N. 43443-0325.

SCHEDULE OF APPURTENANT & SERVIENT INTERESTS.

(UNDER CLAUSE 157(1)(D) AND (E) OF THE CONDOMINIUM ACT 1998)				
SUBJECT TO (SERVIENT INTERESTS)	PART	PLAN	DESCRIBED IN	NOTES
	1, 2 & 3	25R-11031	LA254152	UNITS 1, 2 & 3
	1, 2 & 3	25R-9828	LA254972	ALL UNITS
COMMON ELEMENTS			DECLARATION	
TOGETHER WITH (APPURTENANT INTERESTS)	4	25R-9828	LA71441	

UNIT DEFINITION

THE MONUMENTS CONTROLLING THE EXTENT AND LOCATIONS OF THE UNITS ARE THE VERTICAL PLANES ESTABLISHED BY MEASUREMENT AND WITNESSED BY THE MONUMENTS SHOWN AND ARE DESCRIBED IN SCHEDULE "C" OF THE DECLARATION. THE UNITS HAVE NO UPPER OR LOWER LIMITATIONS.

AREAS NOT DESIGNATED AS UNIT ARE COMMON ELEMENTS.

NOTES AND LEGEND

- DENOTES UNIT BOUNDARIES AND BOUNDARIES OF COMMON ELEMENT
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WT DENOTES WITNESS
- AGM DENOTES ARCHIBALD, GRAY & MCKAY, O.L.S.'S
- FKS DENOTES FARNCOMB, KIRKPATRICK & STIRLING, O.L.S.'S
- 1335 DENOTES IAN CHARLES MCLAREN O.L.S.
- 1527 DENOTES DOUGLAS A. CULBERT O.L.S.
- P1 DENOTES PLAN 25R-9828
- P2 DENOTES PLAN 25R-7656
- /// DENOTES AREA OF UNIT SUBJECT TO EASEMENT
- C.L.F. DENOTES CHAIN LINK FENCE
- G.P. DENOTES GUARD POST

ROTATION NOTE

FOR BEARING COMPARISONS A ROTATION OF 1°05'00" (CLOCKWISE) WAS APPLIED TO PLAN 25R-9828 TO CONVERT TO GRID BEARINGS.

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.

DATED THIS 29th DAY OF APRIL, 2021.

DECLARANT:
VIEW WEST (GRAND BEND) INC.

April 29, 2021
 DATE

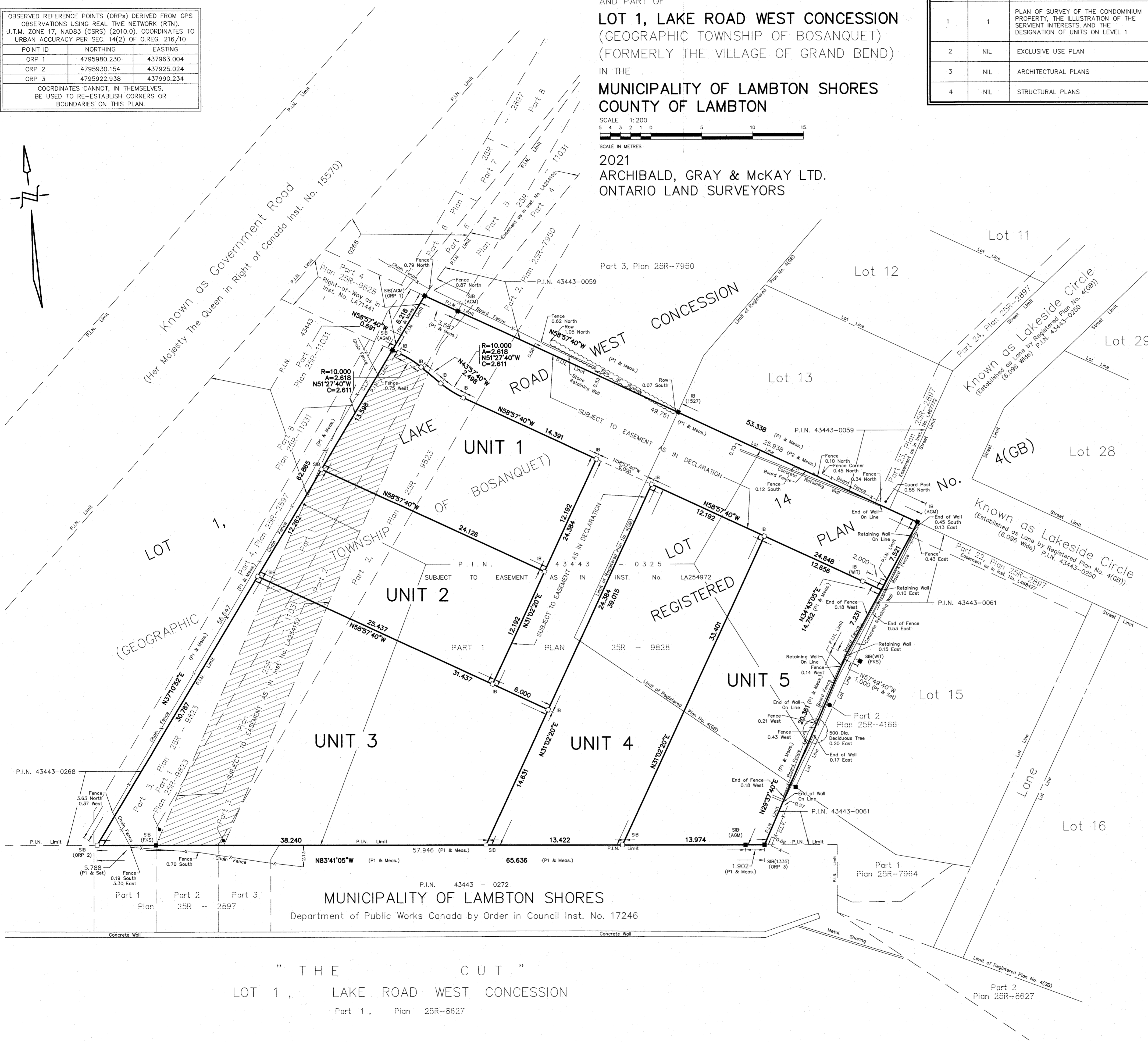
ARTHUR BLUMAS, DIRECTOR
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

PART 1 APPROVED AND PARTS 2, 3 AND 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998 AND SECTION 51 OF THE PLANNING ACT,
 THIS 3rd DAY OF May 2021.

STEPHANIE TROYER-BOYD, CLERK
 THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES
 FILE No. SD-2009-01

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 EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: NORTON DIGITAL FILE: GB1908_VLC1_EC.dwg PLAN No:
 CHECKED BY: D.D.C. COGO FILE: GB1908_VLC1_EC.dwg
 PLOT DATE: APRIL 29 2021 FILE No: GB-0004-02-24 5-Z-8684



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