

OXFORD VACANT LAND CONDOMINIUM PLAN No. 119

LEVEL 1

UNITS 1 TO 25 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OXFORD (No. 41), AT 10:32 O'CLOCK, ON THE 23RD DAY OF DECEMBER, 2016.

ANITA CLARK
 REPRESENTATIVE FOR LAND REGISTRAR
 FOR THE OXFORD (No. 41)

SURVEYORS 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 LAND TITLES REGULATION, 2016.

2) THE SURVEY WAS COMPLETED ON THE 28TH DAY OF NOVEMBER, 2016.

DATED December 21, 2016

[Signature]
 BRUCE S. BAKER
 ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS NUMBER CO 158 582

THIS PLAN COMPRESSES PART OF P.L.N. 00165-0327 AND PART OF P.L.N. 00165-0535

SCHEDULE OF APPURTENANT & SERVIENT INTERESTS.

(UNDER CLAUSE 15(7)(D) AND (E) OF THE CONDOMINIUM ACT 1998)

SUBJECT TO (SERVIENT INTERESTS)	PART	PLAN	DESCRIBED IN	NOTES
1, 2, 3, 4	41R-9397	CO4286	PT. UNITS 1 TO 7 INCL.	
1, 2, 3, 4	41R-9397	CO48589	UNITS 1 TO 14 INCL.	
1, 2, 3, 4	41R-9397	CO141884	UNITS 1 TO 14 INCL.	
2	41R-9397	CO186087	PT. UNITS 1 TO 14 INCL.	
1	41R-9395	CO141884	PT. UNITS 15 TO 25 INCL.	
1, 2, 3, 4	41R-9397	CO197111	UNITS 1 TO 14 INCL.	
1	41R-9395	CO197112	UNITS 15 TO 25 INCL.	
1	41R-9395	CO197111	UNITS 15 TO 25 INCL.	
1, 2, 3, 4	41R-9397	CO197914	UNITS 1 TO 14 INCL.	
1	41R-9395	CO197914	UNITS 15 TO 25 INCL.	

UNIT DEFINITION

THE MONUMENTS CONTROLLING THE EXTENT AND LOCATIONS OF THE UNITS ARE THE VERTICAL PLANES ESTABLISHED BY MEASUREMENT AND WITNESSED BY THE SURVEYORS. THE UNITS ARE NOT TO BE CONSIDERED AS COMMON ELEMENTS UNLESS THE DECLARATION THE UNITS MAKE NO REFERENCE TO LOWER LIMITATIONS. AREAS NOT DESIGNATED AS UNIT ARE COMMON ELEMENTS.

CERTIFICATE OF DECLARANT:

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

DATED THIS 21ST DAY OF DECEMBER, 2016.

DECLARANT: **SIFTON PROPERTIES LIMITED**

[Signature]
 RICHARD SIFTON
 PRESIDENT

[Signature]
 WAYNE F. REID
 VICE PRESIDENT FINANCE AND ADMINISTRATION

WE HAVE THE AUTHORITY TO SIGN 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 21ST DAY OF December, 2016.

[Signature]

METRIC:

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

UNIT	UTM A	UTM B	UTM C	UTM D
UNIT 17	4765262.781	510884.952	510907.454	510988.031
UNIT 18	4765262.781	510884.952	510907.454	510988.031
UNIT 19	4765262.781	510884.952	510907.454	510988.031
UNIT 20	4765262.781	510884.952	510907.454	510988.031
UNIT 21	4765262.781	510884.952	510907.454	510988.031
UNIT 22	4765262.781	510884.952	510907.454	510988.031
UNIT 23	4765262.781	510884.952	510907.454	510988.031
UNIT 24	4765262.781	510884.952	510907.454	510988.031
UNIT 25	4765262.781	510884.952	510907.454	510988.031

UTM ZONE 17, NAD83 (C.S.R.S.) GRID CO-ORDINATES TO UTM ACCURACY (2 OF DEC. 2011/10)

UTM A: 4765262.781

UTM B: 510884.952

UTM C: 510907.454

UTM D: 510988.031

LINEAR VALUES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9999979176.

INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE DESIGNATION OF UNITS ON LEVEL 1
2	NIL	EXCLUSIVE USE PLAN
3	NIL	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS

PART/SHEET

PART	SHEET	DATE
1	1	

NOTES & LEGEND

- DENOTES UNIT BOUNDARIES AND BOUNDARIES OF COMMON ELEMENT
- DENOTES MONUMENT FOUND
- DENOTES MONUMENT NOT FOUND
- DENOTES STANDARD IRON BAR
- DENOTES SHORT STANDARD IRON BAR
- DENOTES IRON PIPE
- DENOTES CUT CROSS
- DENOTES WITNESS
- DENOTES ARCHITECTURAL MARK
- DENOTES FAS LAND SURVEYORS O.L.S.'s
- DENOTES BAKER & BENEDICT O.L.S.'s
- DENOTES AREA OF UNIT SUBJECT TO EASEMENT(S)

NOTE: ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE IN AGREEMENT WITH PLAN 41R-9395 AND 41R-9397 UNLESS NOTED OTHERWISE.

UTM GRID NOTE:

BEARINGS ARE UTM GRID IN NAD83 (C.S.R.S.) DERIVED FROM GPS OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN BY 10TH WEST LONGITUDE, ZONE 17.

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