

LEVEL 1  
UNITS 1, 4, 7, 10, 13, 16, 19, 22, 25, 28,  
31, 34, 37, 40, 43, 46, 49, 52, 55, 58,  
61, 64, 67 AND 70

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE  
LAND TILES DIVISION OF PEEL  
ON 03/04/2025 AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

REPRESENTATIVE FOR LAND REGISTRY

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEY ACT, THE SURVEYS ACT, THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ IN DAY OF \_\_\_\_\_ 2025.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE \_\_\_\_\_  
SHEILA T. STEWELL  
Ontario Land Surveyor

**DECLARATION RELATED TO ASLS PLAN SUBMISSION FORM NUMBER XXXXXXX**

THIS CONDOMINIUM COMPRISES ALL OF PIN 14252-1403 (LT).

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS  
(Pursuant to Clauses B (1) (C) And (H) of the Condominium Act 1998)

SUBJECT TO (SERVIENT INTERESTS)	PART	PLAN	DESCRIBED IN	NOTES
	PART 1	43R-39658	PR3789425	PART OF COMMON ELEMENT
	BLOCK 158	REGISTERED PLAN 43M-2112	PR4299186 PR4215114 PR4419174	
TOGETHER WITH (APPURTENANT INTERESTS)	N/A	N/A	N/A	N/A

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - ▨ DENOTES SHORT STANDARD IRON BAR
  - DENOTES CORNER IRON
  - ⊕ DENOTES CUP CROSS
  - ⊙ DENOTES REGISTERED PLAN 20M-2113
  - P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED JANUARY 27, 2022, REF. NO. 21-35-743-04-101-136
  - DN DENOTES DOWN
  - UP DENOTES UP
  - Y DENOTES YARD
  - VP DENOTES VISITOR PARKING
  - BALC DENOTES BALCONY
  - SB DENOTES SIDEWALK
  - N= NORTH / S= SOUTH / E= EAST / W= WEST
- ALL INTERNAL BUILDING MEASUREMENTS ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL, UNLESS NOTED OTHERWISE.

**NOTES**

BOUNDARIES ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, AND THE TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, TACS8 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.999995.

**INTEGRATION DATA**  
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, TACS8 (CSRS) (2010.0).  
COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF REG. 2162/10.  
POINT ID EASTING NORTHING  
ORP (A) 631 684.73 4 813 712.38  
ORP (B) 631 808.52 4 813 619.66

COORDINATES CANNOT BE TRUSTED UNLESS USED TO RE-ESTABLISH CORNER BOUNDARIES. THESE COORDINATES ARE MORE PARTICULARLY DESCRIBED IN THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) 154.71 N 52°10'00" W

**MUNICIPAL APPROVAL**

PARTS 1 AND 2 APPROVED AND PARTS 3 AND 4 EXEMPTED.  
AND SECTION 11 OF THE CONDOMINIUM ACT, R.S.O. 1990, C. 13 AS AMENDED.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MANAGER, DEVELOPMENT PLANNING & DEVELOPMENT DEPARTMENT THE CORPORATION OF THE TOWN OF CALEDON

**LEGEND FOR UNIT BOUNDARIES**

- UNIT DEFINITION:**  
MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE IN SCHEDULE "A" OF THE DECLARATION.
- AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS.
- SET SSB MONUMENT WAS USED DUE TO LACK OF OVERBURNING AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (6) OF OREG. 502/91.
- ① DENOTES THE BACKSIDE SURFACE OF THE ORIGINAL SHEATHING AND PRODUCTION
  - ② DENOTES THE UNIT SIDE SURFACE OF WINDOW AND WINDOW FRAME IN THE CLOSED POSITION
  - ③ DENOTES THE UNIT SIDE SURFACE OF DOOR AND DOOR FRAME IN THE CLOSED POSITION
  - ④ DENOTES THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB
  - ⑤ DENOTES THE UPPER SURFACE OF THE ORIGINAL SHEATHING
  - ⑥ DENOTES THE UPPER SURFACE OF THE UNFINISHED WOODEN SUBFLOOR
  - ⑦ DENOTES THE UPPER SURFACE OF THE UNFINISHED WOOD STAIRS SEPARATING THE UNIT FROM ANOTHER SUCH UNIT OR THE COMMON ELEMENT

**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.

FERNBROOK HOMES (MCLAUGHLIN ONE) LTD.

DATED AT \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

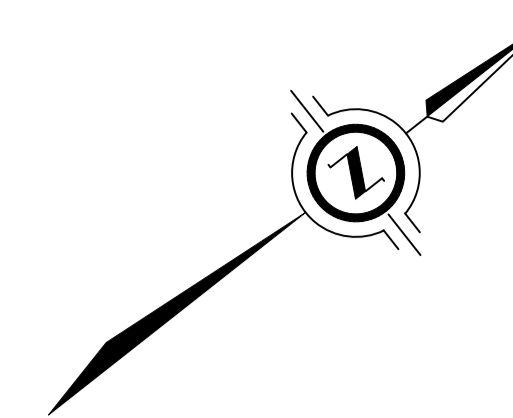
JOE SALVATORE  
PRESIDENT AND CEO  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

DATE: FEBRUARY 14, 2025

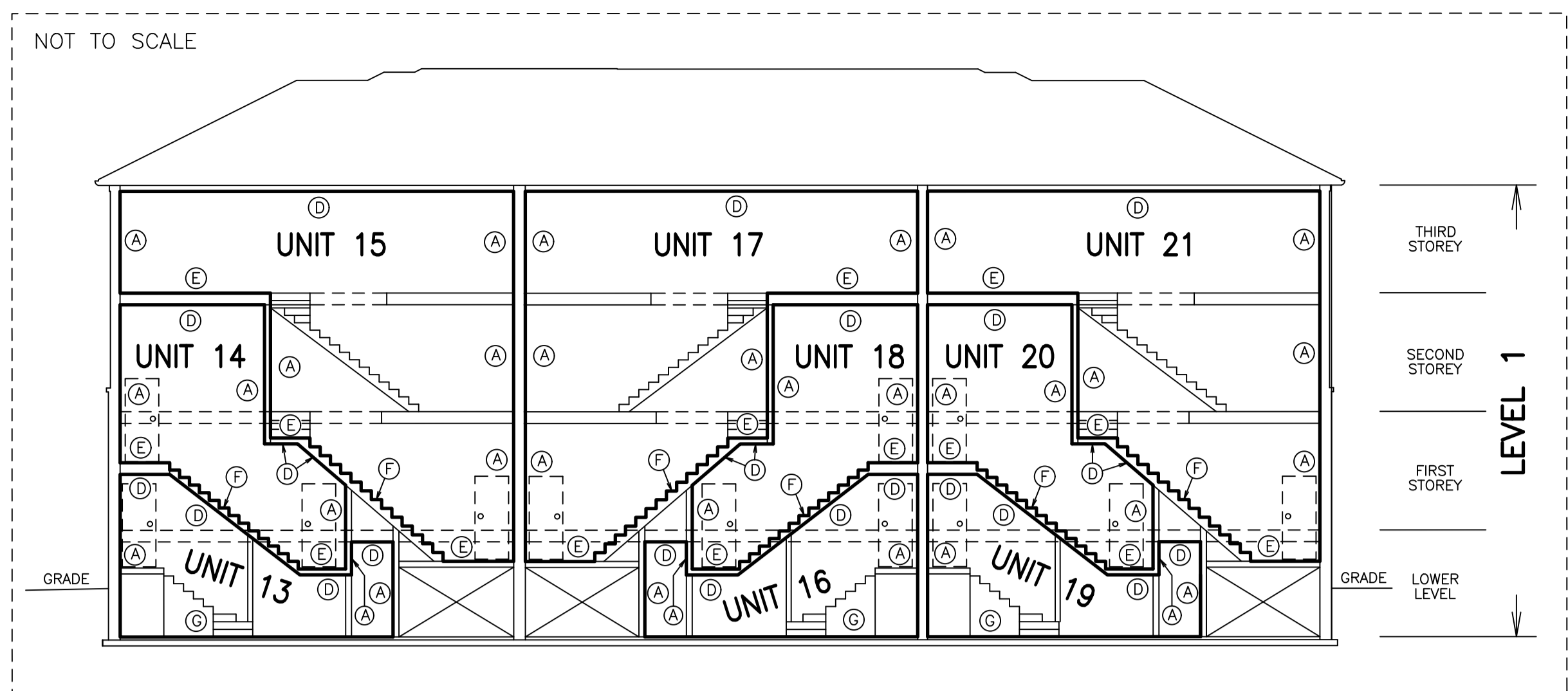
REFERENCE NO.: 21-35-743-04-CONDO-SHEET-1  
DATED: FEBRUARY 14, 2025



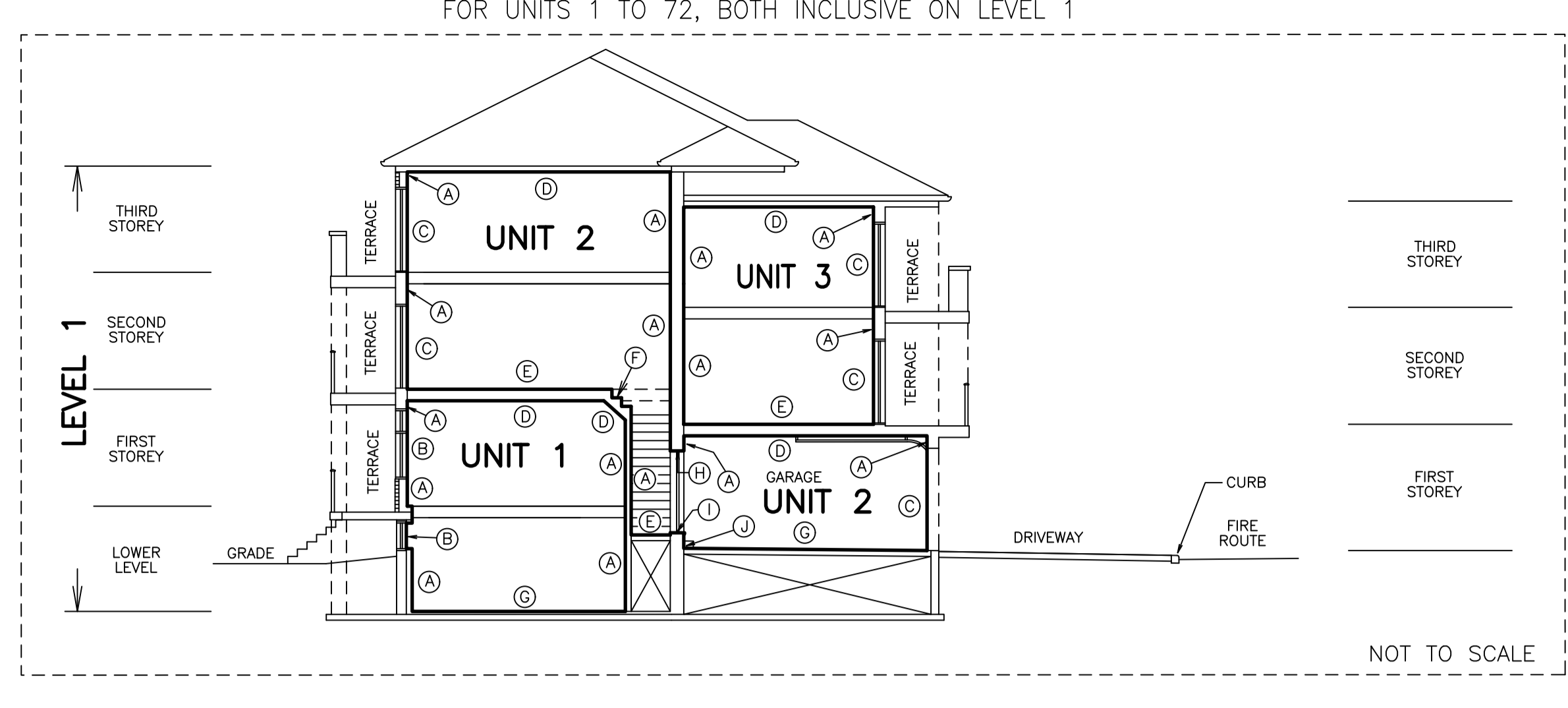
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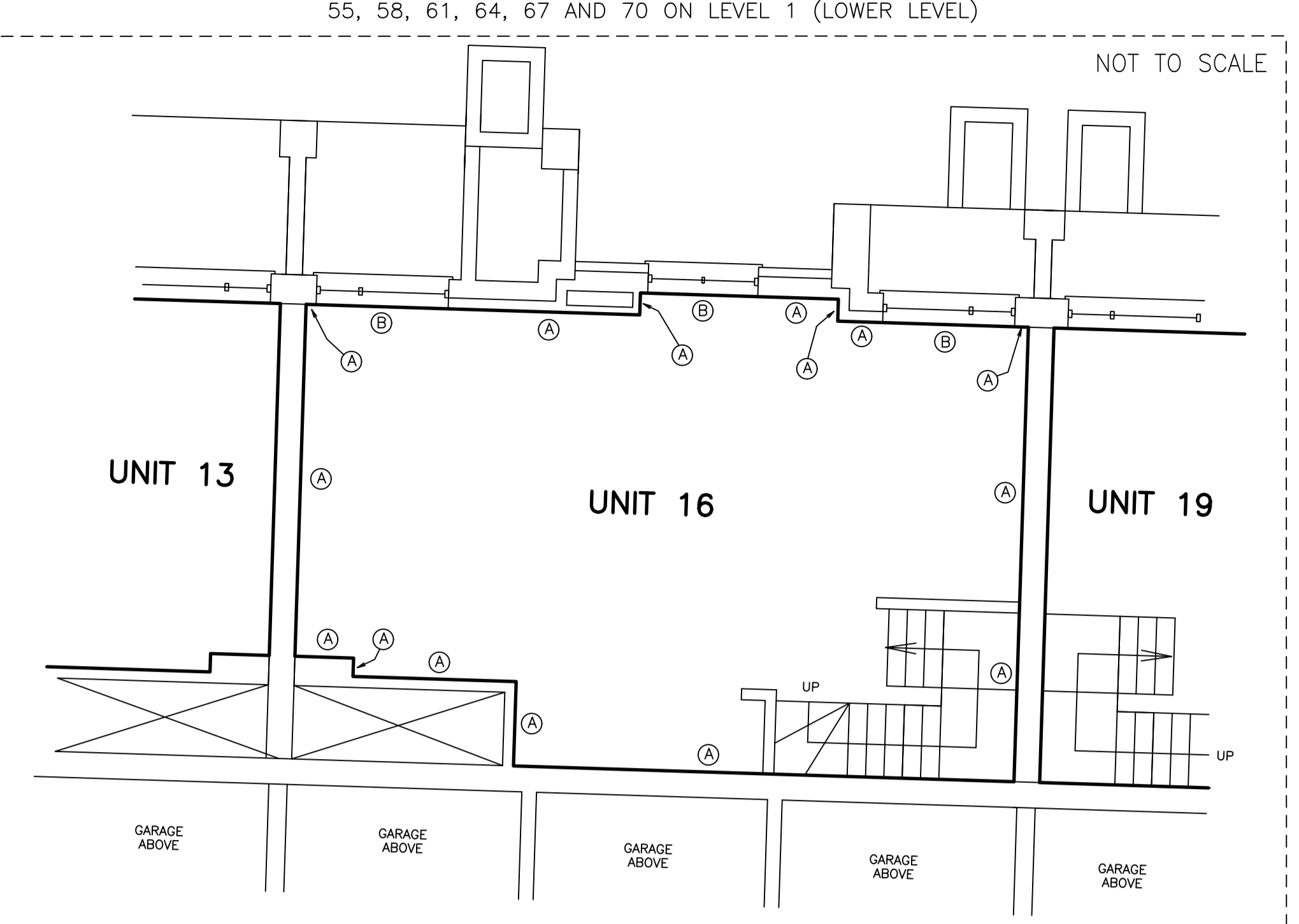
CROSS SECTION "b" - "b"  
ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES  
FOR UNITS 1 TO 72, BOTH INCLUSIVE ON LEVEL 1



CROSS SECTION "a" - "a"  
ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES FOR  
FOR UNITS 1 TO 72, BOTH INCLUSIVE ON LEVEL 1



DETAIL "A"  
PLAN VIEW ILLUSTRATING TYPICAL UNIT BOUNDARIES FOR UNITS  
1, 4, 7, 10, 13, 16, 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52,  
55, 58, 61, 64, 67 AND 70 ON LEVEL 1 (LOWER LEVEL)



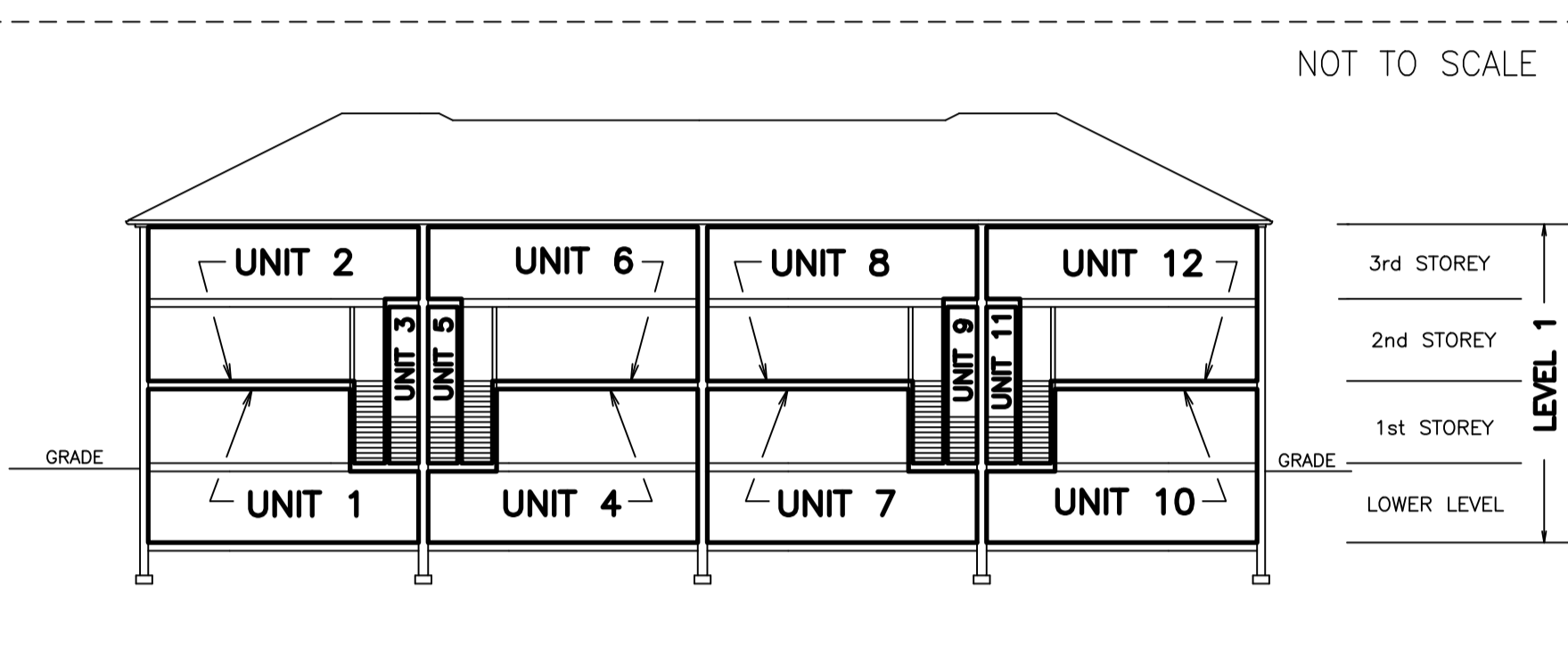
PLAN OF SURVEY OF  
**BLOCK 158**  
**REGISTERED PLAN 43M-2112**  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1 : 250  
J.D. BARNES LIMITED  
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
SHOULD BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INDEX	PART	SHEET(S)	DESCRIPTION
1	2		PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATIONS AND THE DESIGNATION OF THE UNITS ON LEVEL 1.
2	1		PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE CONDOMINIUM.
3	XX		ARCHITECTURAL PLANS
4	NILL		STRUCTURAL PLANS

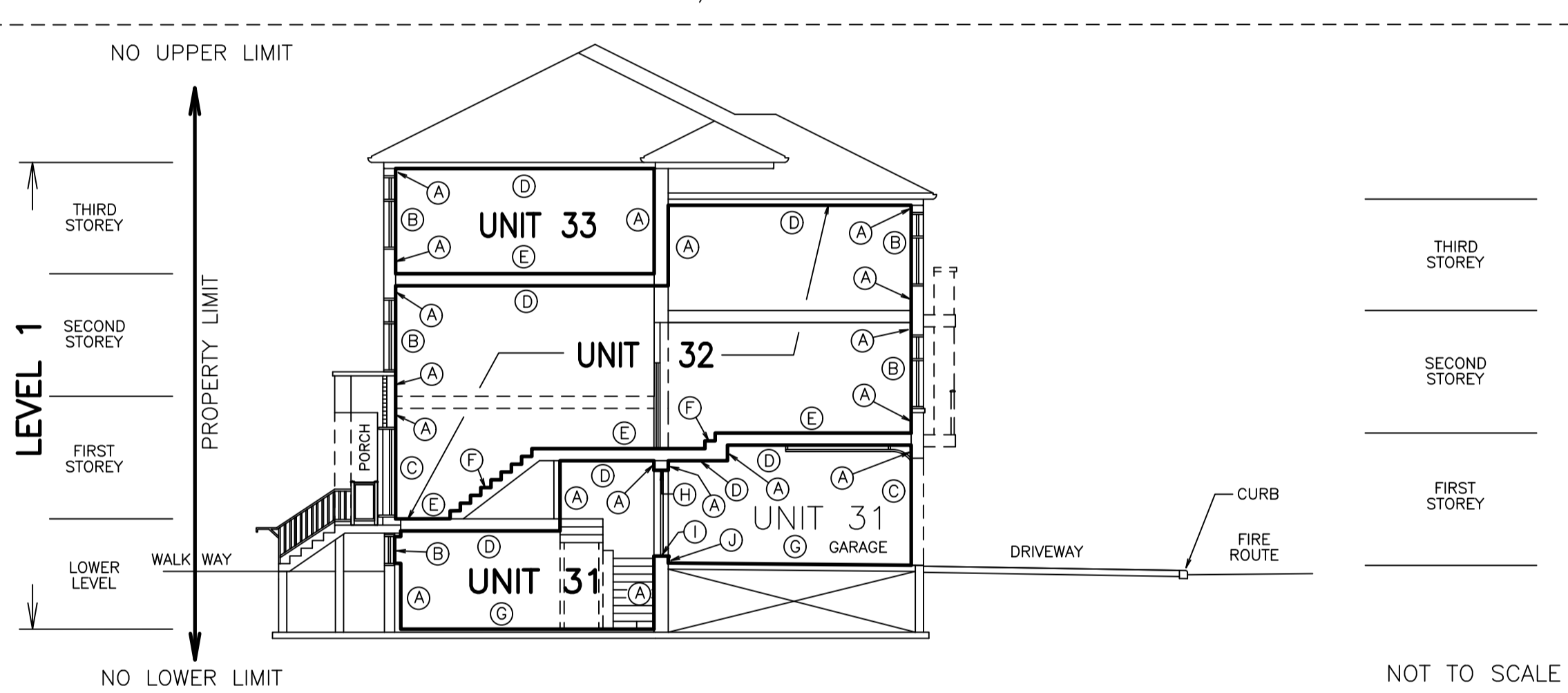
PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1, 4, 7, 10, 13, 16, 19,  
22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52,  
55, 58, 61, 64, 67 AND 70  
ON LEVEL 1 (LOWER LEVEL)

LOT 19  
CONCESSION 2  
WEST OF HURONTARIO STREET  
TIM MANLEY AVENUE  
(DEDICATED AND NAMED BY BY-LAW 2021-57 AS IN INSTRUMENT NUMBER PR3893382  
PART 1, PLAN 43R-39387  
SUBJECT TO AN EASEMENT IN GROSS AS IN PR3896848

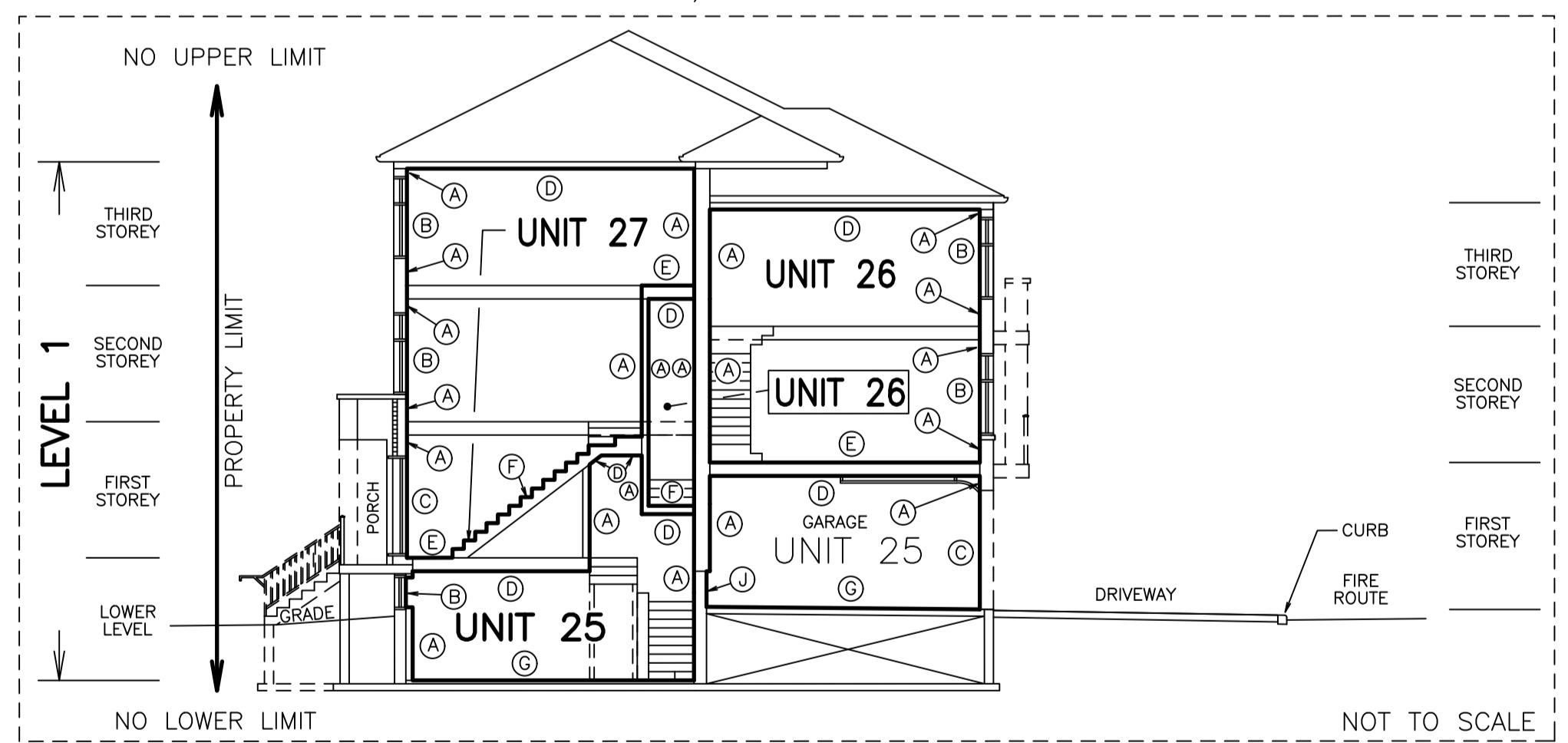
CROSS SECTION "c" - "c"  
ILLUSTRATING TYPICAL VERTICAL UNIT CONFIGURATION  
FOR UNITS 1 TO 73, BOTH INCLUSIVE ON LEVEL 1



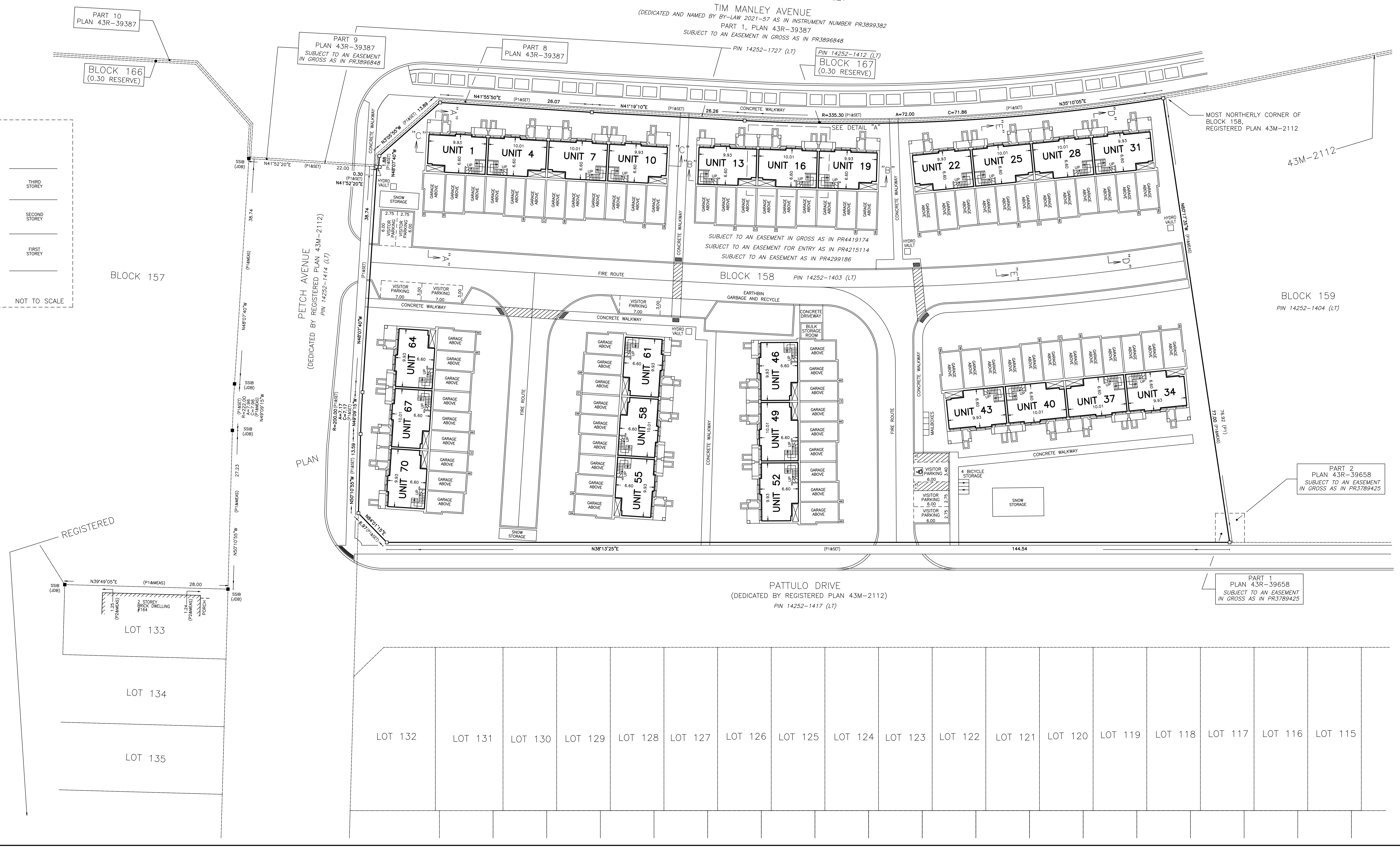
CROSS SECTION "d" - "d"  
ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES FOR  
FOR UNITS 1 TO 72, BOTH INCLUSIVE ON LEVEL 1



CROSS SECTION "e" - "e"  
ILLUSTRATING TYPICAL VERTICAL UNIT BOUNDARIES FOR  
FOR UNITS 1 TO 72, BOTH INCLUSIVE ON LEVEL 1



**TOWN OF CALEDON  
PLANNING  
RECEIVED**  
February 25th, 2025



LOT 132 LOT 131 LOT 130 LOT 129 LOT 128 LOT 127 LOT 126 LOT 125 LOT 124 LOT 123 LOT 122 LOT 121 LOT 120 LOT 119 LOT 118 LOT 117 LOT 116 LOT 115

DRAWN BY: ML CHECKED BY: JTS

DATE: FEBRUARY 14, 2025

REFERENCE NO.: 21-35-743-04-CONDO-SHEET-1  
DATED: FEBRUARY 14, 2025

PLG DATE: 2/18/2025 3:24 PM