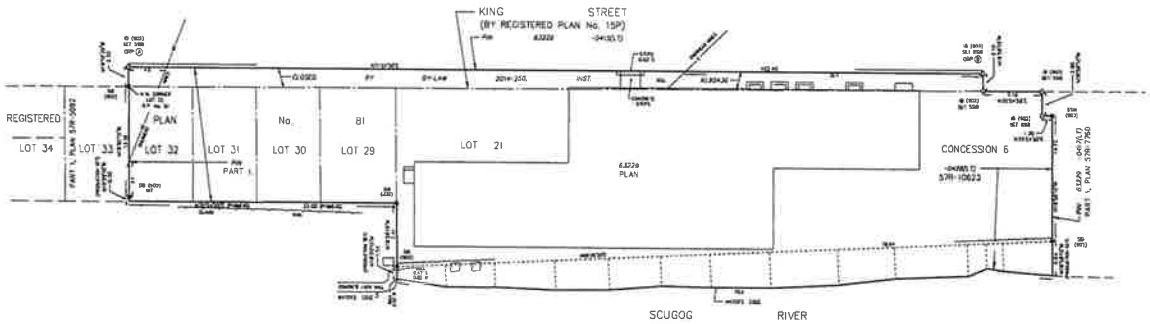
VICTORIA STANDARD CONDOMINIUM PLAN No

LEVEL 2
UNITS 1 TO 26 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE, FOR THE LAND TITLES DIVISION OF VICTORIA (No. 57)
AT _____ O'CLOCK ON THE _____ DAY OF _____ 2018.

REPRESENTATIVE FOR THE LAND REGISTRAR



PLAN OF SURVEY OF
LOTS 29, 30, 31 AND 32
REGISTERED PLAN No. 81
AND
PART OF LOT 21
CONCESSION 6
AND
PART OF KING STREET
(CLOSED BY BY-LAW 2014-250, INST No. KL90436)
REGISTERED PLAN No. 15P
GEOGRAPHIC TOWNSHIP OF OPS
CITY OF KAWARTHA LAKES

SCALE 1 : 200

COE, FISHER, CAMERON

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

INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	2	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SEPARATE INTERESTS AND THE DESIGNATION OF THE UNITS ON LEVELS 1, 2 AND 3.
2	3	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.
3	4	ARCHITECTURAL PLANS
4	5	STRUCTURAL PLANS

SURVEYOR'S CERTIFICATE

I, _____ (NAME) HAVE:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2018
3. THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE

_____ DATE

_____ JOHN C.C. NEAT
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No.

THIS PLAN COMPRISES ALL OF THE EXISTING SHEETS.

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS
[Pursuant to Clauses 8 (1) (c) and (h) of the Condominium Act 1998]

	PART/LOT/BLOCK	PLAN	DESCRIBED IN	NOTES
DOMINANT (SERVIENT)	NIL	NIL	NIL	
SERVIENT (APPURTENANT)	NIL	NIL	NIL	

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS. UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999967.

FOR BEARING COMPARISONS, A ROTATION OF 1°24'42" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS 57R-3092 AND 57R-7760.

ALL BUILDING TIES ARE TAKEN TO THE _____ WHO ARE AT RIGHT ANGLES TO THE PROPERTY LINES.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (MPS)	UTM ZONE 17, NAD83 (CSRS) (2010.0)
COORDINATES TO URBAN ACCURACY PER SECTION 11 (2) OF O.REG. 216/10	

POINT ID	EASTING	NORTHING
UNP (A)	642 438.80	4 914 584.08
UNP (B)	642 615.71	4 914 553.51

COORDINATES EXPRESSED IN THOUSANDTHS, BE LIMITED TO NEAREST HUNDRETH OF METRE OF BOUNDARIES SHOWN ON THIS PLAN

LEGEND

IB	DENOTES	SURVEY MONUMENT FOUND
IB	DENOTES	SURVEY MONUMENT SET
IPB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
WB	DENOTES	WOOD BAR
PBF	DENOTES	PLASTIC BAR FROM BAR
CP	DENOTES	CONCRETE PIN
CFCL	DENOTES	COE, FISHER, CAMERON, O.L.S.
PIL	DENOTES	PETER IAN LAWRENCE
PLS	DENOTES	PLAN SUPPORT
MCAS	DENOTES	MCASLIN, O.L.S.
WT	DENOTES	WITNESS

ALL SET IRON AND PIN MONUMENTS WERE USED DUE TO LACK OF ENCROACHMENT AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (1) OF O.REG. 216/10

UNIT BOUNDARY DEFINITION

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

AREAS NOT DESIGNATED AS UNITS ARE COMMON ELEMENTS

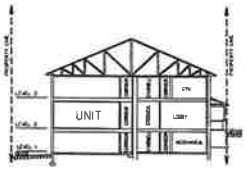
CERTIFICATE OF DECLARANT

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

PYJAMA FACTORY INC.

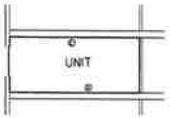
DATED THIS _____ DAY OF _____ 2018

_____
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"



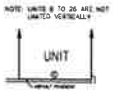
CROSS SECTION A-A
(NOT TO SCALE)

PLAN VIEW ILLUSTRATING
TYPICAL HORIZONTAL BOUNDARIES
FOR UNITS 1 TO 7 INCLUSIVE
(NOT TO SCALE)

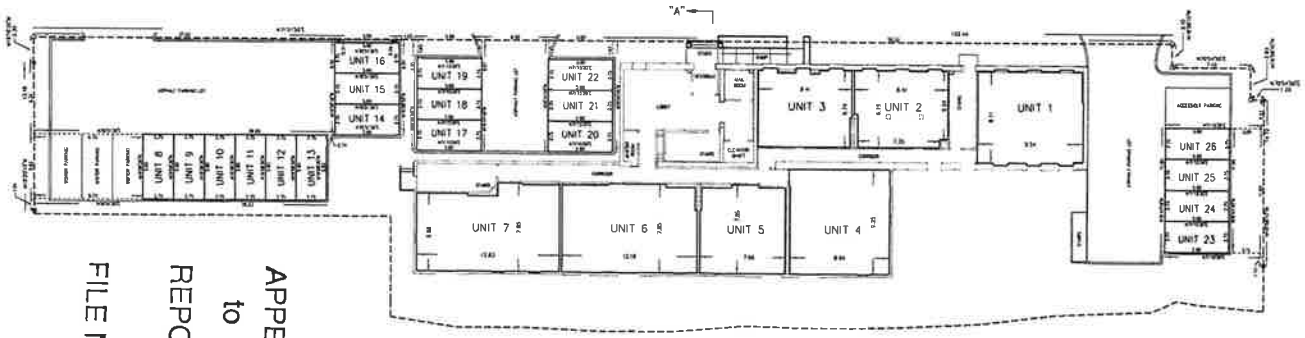


SECTIONAL VIEW ILLUSTRATING
TYPICAL VERTICAL BOUNDARIES
FOR UNITS 1 TO 7 INCLUSIVE
(NOT TO SCALE)

PLAN VIEW ILLUSTRATING
TYPICAL HORIZONTAL BOUNDARIES
FOR UNITS 8 TO 26 INCLUSIVE
(NOT TO SCALE)



SECTIONAL VIEW ILLUSTRATING
TYPICAL VERTICAL BOUNDARIES
FOR UNITS 8 TO 26 INCLUSIVE
(NOT TO SCALE)



PLAN VIEW ILLUSTRATING
UNITS 1 TO 26, INCLUSIVE
ON LEVEL 2
SCALE 1 : 150

LEGEND FOR UNIT BOUNDARIES

	DENOTES UNIT BOUNDARIES
	DENOTES BOUNDARY OF CONDOMINIUM
	DENOTES SHEATHING, SURFACE, AND PROJECTION OF DRYWALL SHEATHING
	DENOTES UNIT SIDE SURFACE OF DOOR AND DOOR FRAMES
	DENOTES UNIT SIDE SURFACE OF WINDOW AND WINDOW FRAMES
	DENOTES UPPER SURFACE OF FINISHED SUBFLOOR
	DENOTES UPPER SURFACE OF DRYWALL CEILING
	DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENTS
	DENOTES UPPER SURFACE OF ASPHALT PAVEMENT

PARTS 1 AND 2 APPROVED AND PARTS 3 AND 4 EXEMPTED UNDER SECTION 50 OF THE PLANNING ACT, R.S.O. 1990 AND SECTION 9 OF THE CONDOMINIUM ACT S.O. 1998.

DATED THIS _____ DAY OF _____ 2018

DIRECTOR OF DEVELOPMENT SERVICES - PLANNING DIVISION
THE CORPORATION OF THE CITY OF KAWARTHA LAKES

COE FISHER CAMERON
LAND SURVEYORS

APPENDIX "D"
to
REPORT PLAN2018-006
FILE NO. D04-17-003