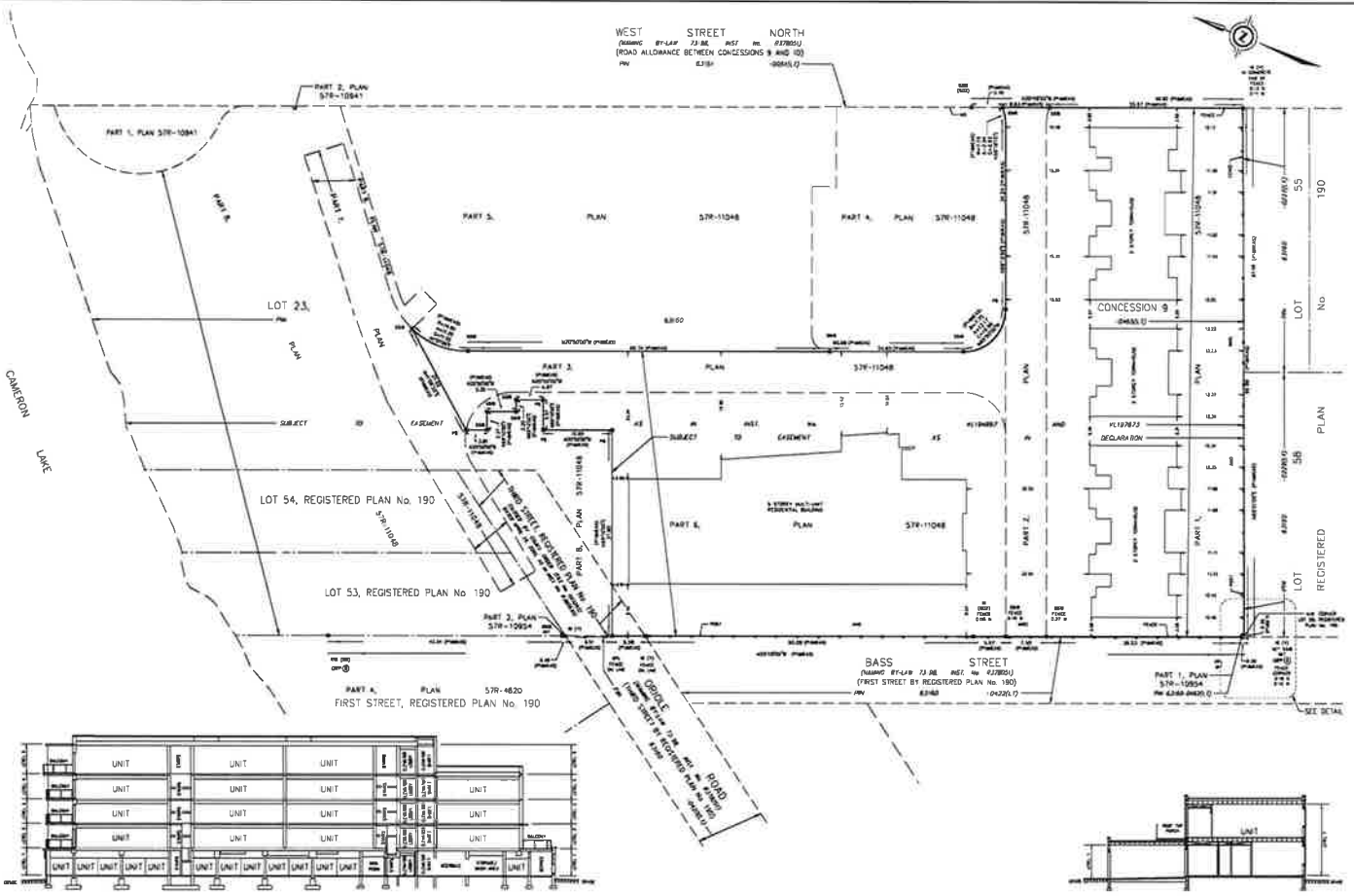


REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP OF LEVELS
(NOT TO SCALE)

REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP OF LEVELS
(NOT TO SCALE)

PLAN OF SURVEY OF
PART OF THIRD STREET
(CLOSED BY COURT ORDER (FILE No. 003292)
DATED APRIL 26, 2001, AS IN INST. No. R360930)
REGISTERED PLAN No. 190
AND
PART OF 23
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF FENELON
CITY OF KAWARTHA LAKES

SCALE: 1 : 300

COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED

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	SHEETS	DESCRIPTION
1	1, 2 AND 3	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE APPURTENANT AND SERVIENT INTERESTS AND THE DEMARCATION OF THE UNITS ON LEVELS 1, 2, 3, 4 AND 5
2	1	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
3	1	ARCHITECTURAL PLANS
4	1	STRUCTURAL PLANS

VICTORIA STANDARD CONDOMINIUM PLAN No.

LEVEL 1

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

1. IDENTIFY THAT:
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 _____, 20__.
3. THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE — MARTIN A. MANN, ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AREA PLAN SUBMISSION FORM NUMBER X-XXXX.

DECLARATION REGISTERED AS No.

THIS PLAN COMPRISES PART OF PIN 63169-0463(LT).

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

	PARTS	PLAN	DESCRIBED IN	NOTES
TENANT WITH (APPURTENANT INTERESTS)	NIL	NIL	NIL	
SUBJECT TO (SERVIENT INTERESTS)	1, 2, 3 AND 5	57R-11048	VL197873	
			VL197873	
	1, 2, 3 AND 5	57R-11048	DECLARATION	ALL OF THE COMMON ELEMENTS

NOTES

BEARINGS ARE U.S.M. GRID, DERIVED FROM OBSERVED REFERENCE POINTS 6 AND 8 BY REAL TIME NETWORK (RTN) OBSERVATIONS, U.T.M. ZONE 17, NAD83 (CSRS) (2002.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996254.

ALL SURVEY MONUMENTS FOUND ARE J.D. BARNES LIMITED UNLESS NOTED OTHERWISE.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (SPCS) (UTM ZONE 17, NAD83 (CSRS) (2002.0))

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10

POINT ID	EASTING	NORTHING
OPP 6	678 138.38	4 922 506.34
OPP 8	678 209.46	4 922 302.51

COORDINATES TO (SCALE), (ROTATION) AND (ELEV) TO BE ESTABLISHED

LEGEND

SIB	DENOTES SURVEY MONUMENT FOUND
SIP	DENOTES SURVEY MONUMENT SET
SSB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
IPL	DENOTES IRON PLUG
FIB	DENOTES FOUND IRON BAR
SCD	DENOTES COE FISHER CAMERON O.L.S.
SCS	DENOTES SMITH AND SMITH, O.L.S.
P	DENOTES PLAN 57R-10954 (AVISO)
P1	DENOTES PLAN 57R-11048
MEAS	DENOTES MEASURED
INT	DENOTES INTAKE

ALL SCI SIBS AND PIP MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91

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.

MUSKOKA D&M CORP.

DATED THIS ____ DAY OF _____, 20__.

NAME : POSITION
I HAVE THE AUTHORITY TO BIND THE CORPORATION

PARTS 1 AND 2 APPROVED AND PARTS 3 AND 4 EXEMPTED UNDER SECTION 51 OF THE PLANNING ACT R.S.O., 1990 AND SECTION 9 OF THE CONDOMINIUM ACT R.S.O. 1998.

DATED THIS ____ DAY OF _____, 20__.

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

COE FISHER CAMERON

APPENDIX "C" to REPORT PLAN2023-017
FILE No. D04-2023-02

VICTORIA STANDARD CONDOMINIUM PLAN No.

PLAN OF SURVEY OF

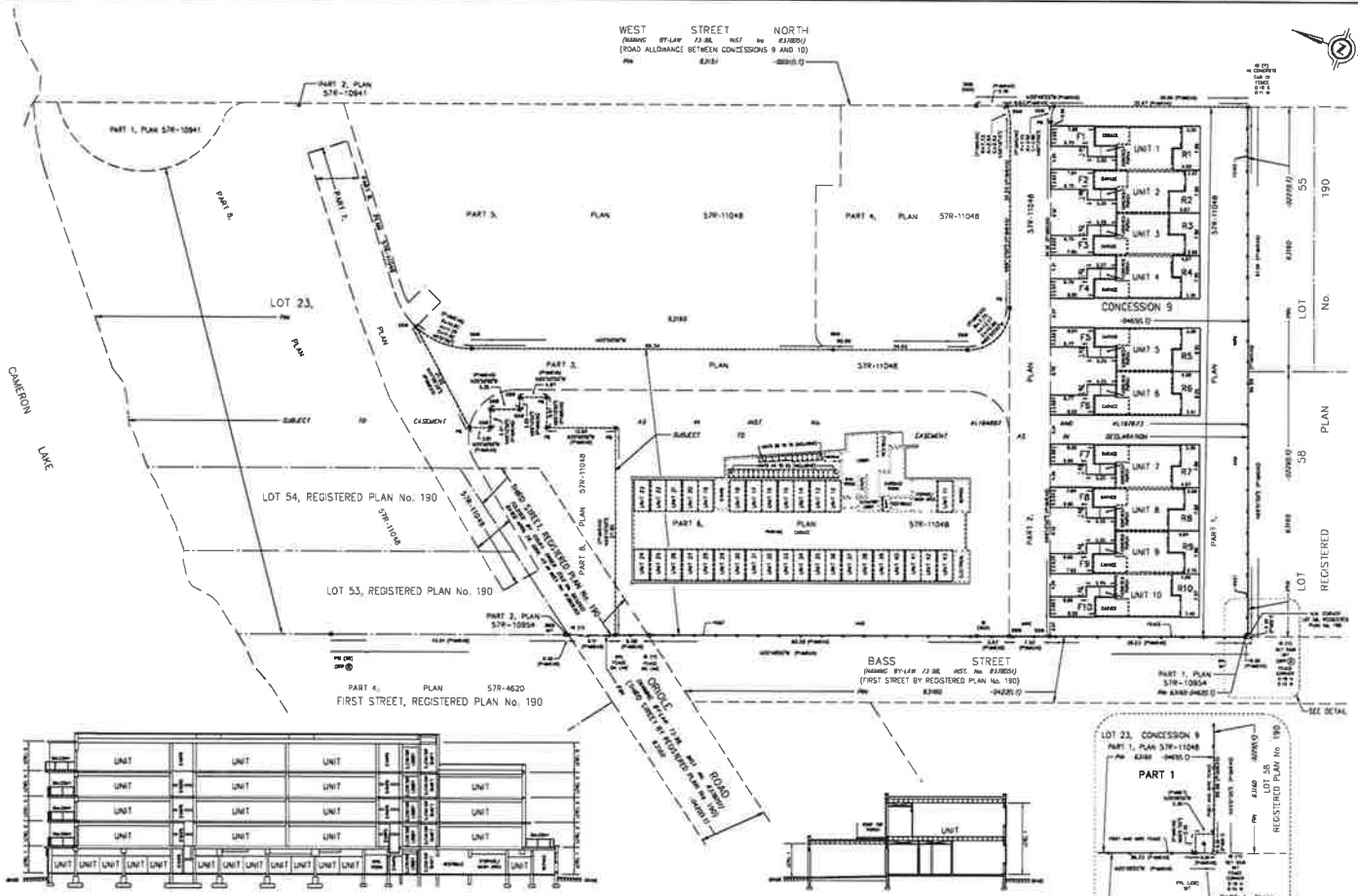
THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL 1

SCALE 1 : 320

1 0 5 10 20 Metres

COE FISHER CAMERON A DIVISION OF J.D. BARNES LIMITED

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

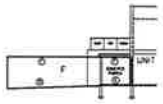


REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP OF LEVELS
(NOT TO SCALE)

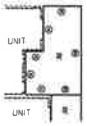
REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP OF LEVELS
(NOT TO SCALE)

DETAIL
(NOT TO SCALE)

PLAN VIEW ILLUSTRATING TYPICAL HORIZONTAL BOUNDARIES FOR EXCLUSIVE USE FRONT YARD AREAS ON LEVEL 1
(NOT TO SCALE)



SECTIONAL VIEW ILLUSTRATING TYPICAL VERTICAL BOUNDARIES FOR EXCLUSIVE USE FRONT YARD AREAS ON LEVEL 1
(NOT TO SCALE)



PLAN VIEW ILLUSTRATING TYPICAL HORIZONTAL BOUNDARIES FOR EXCLUSIVE USE REAR YARD AREAS ON LEVEL 1
(NOT TO SCALE)

SECTIONAL VIEW ILLUSTRATING TYPICAL VERTICAL BOUNDARIES FOR EXCLUSIVE USE REAR YARD AREAS ON LEVEL 1
(NOT TO SCALE)

NOTES

BEARINGS ARE U.T.M. 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 0.999954

ALL SURVEY MONUMENTS FOUND ARE J.D. BARNES LIMITED UNLESS NOTED OTHERWISE

INTEGRATION DATA

OBSERVED REFERENCE POINTS (SPCS), UTM ZONE 17, NAD83 (CSRS) (2010.0)

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10

POINT ID	EASTING	NORTHING
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

CONVERGENCE ANGLE AT OBSERVED POINT A: [illegible]°

DISTANCE OF BOUNDARY SHOWN ON THIS PLAN: [illegible]

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
IPC	DENOTES IRON PIPE
PPC	DENOTES PLASTIC PIPE
SBC	DENOTES STAMPED BRASS CAP
SC	DENOTES SMITH AND CAMERON, O.L.S.
Y	DENOTES YATES & YATES LIMITED
PL	DENOTES PLAN 57R-11048
MEAS	DENOTES MEASURED
WIT	DENOTES WITNESS

LEGEND FOR BOUNDARIES

F	DENOTES EXCLUSIVE USE FRONT YARD AREA
R	DENOTES EXCLUSIVE USE REAR YARD AREA
	DENOTES BOUNDARIES OF THE EXCLUSIVE USE PORTIONS
	DENOTES BOUNDARIES OF THE UNITS AND CONDOMINIUM
(A)	DENOTES SURFACE AND PLANE OF EXTERIOR SHEATHING
(B)	DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT
(C)	DENOTES VERTICAL PLANE ESTABLISHED BY USE OF CONCRETE SLAB AND ITS PROJECTION
(D)	DENOTES UPPER SURFACE OF FINISHED ASPHALT PAVEMENT AND/OR CONCRETE PAVEMENT
(E)	DENOTES UPPER SURFACE OF CONCRETE PORCH SLAB
(F)	DENOTES LOWER SURFACE OF PORCH CEILING AND ITS PROJECTION
(G)	DENOTES UPPER SURFACE OF REAR YARD PATIO SLAB

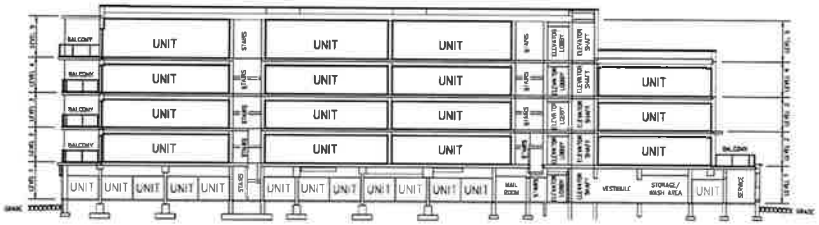
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN OF SURVEY ACCURATELY SHOWS THE EXTENT AND LOCATION OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS.

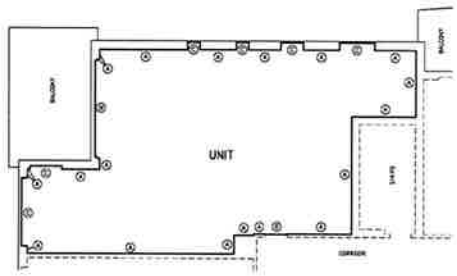
DATE

STEPHEN A. HARRIS
ONTARIO LAND SURVEYOR

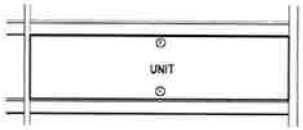
COE FISHER CAMERON
LAND SURVEYORS
A division of J.D. Barnes Limited
[illegible]



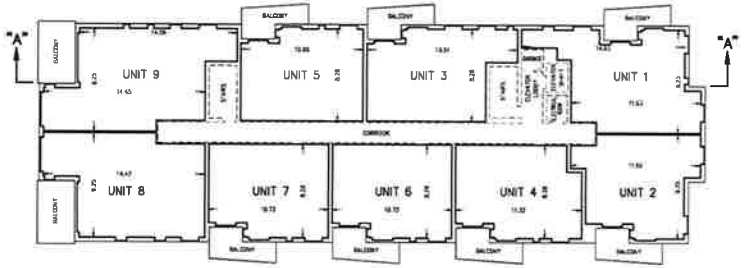
SECTION A-A SHOWING
THE RELATIONSHIP OF LEVELS
(NOT TO SCALE)



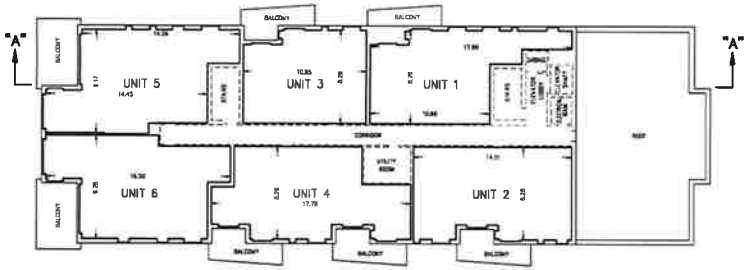
PLAN VIEW ILLUSTRATING TYPICAL HORIZONTAL
BOUNDARIES FOR UNITS 1 TO 10, INCLUSIVE, ON
LEVELS 2, 3 AND 4 AND UNITS 1 AND 2 ON LEVEL 5
(NOT TO SCALE)



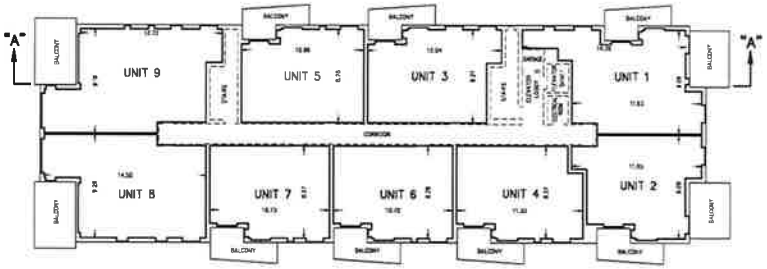
SECTIONAL VIEW ILLUSTRATING TYPICAL VERTICAL
BOUNDARIES FOR UNITS 1 TO 10, INCLUSIVE, ON
LEVELS 2, 3 AND 4 AND UNITS 1 AND 2 ON LEVEL 5
(NOT TO SCALE)



PLAN VIEW ILLUSTRATING
UNITS 1 TO 9, INCLUSIVE
ON LEVELS 3 AND 4



PLAN VIEW ILLUSTRATING
UNITS 1 TO 6, INCLUSIVE
ON LEVEL 5



PLAN VIEW ILLUSTRATING
UNITS 1 TO 9, INCLUSIVE
ON LEVEL 2

PART/SHEET	DATE
PART 1 OF 4 PARTS	
SHEET 3 OF 3 SHEETS	

SCALE 1 : 200

5 0 5 10 metres

COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED

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

VICTORIA STANDARD
CONDOMINIUM PLAN No.

LEVEL 2
UNITS 1 TO 9 INCLUSIVE

LEVEL 3
UNITS 1 TO 9 INCLUSIVE

LEVEL 4
UNITS 1 TO 9 INCLUSIVE

LEVEL 5
UNITS 1 TO 6 INCLUSIVE

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF VICTORIA (No. 53)
AT _____ O'CLOCK ON THE _____ DAY OF _____ 2023

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2023.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE

MARYNA A. HANNA
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No.

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.

LEGEND FOR UNIT BOUNDARIES

- DENOTES UNIT BOUNDARIES
- DENOTES BACKSIDE SURFACE AND PRODUCTION OF DRYWALL SHEATHING
- DENOTES UNIT SIDE SURFACE OF DOOR AND DOOR FRAMES
- DENOTES UNIT SIDE SURFACE OF WINDOW AND WINDOW FRAMES
- DENOTES UNIT SIDE SURFACE OF THE GARAGE DOOR IN CLOSED POSITION
- DENOTES UPPER SURFACE OF DRYWALL CEILING
- DENOTES UNFINISHED SURFACE OF CONCRETE FLOOR
- DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENTS
- DENOTES SURFACE OF CONCRETE WALL AND ITS PRODUCTION
- DENOTES SURFACE OF CONCRETE COLUMN AND ITS PRODUCTION
- DENOTES UPPER SURFACE OF CONCRETE FLOOR SLAB
- DENOTES HORIZONTAL PLANE ESTABLISHED BY MEASUREMENTS
- DENOTES LOCKER SIDE SURFACE OF STEEL WIRE MESH WALL, DOOR AND STEEL FRAME
- DENOTES LOWER SURFACE OF STEEL WIRE MESH CEILING AND STEEL FRAME

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.

MUSKOKA D&M CORP.

DATED THIS ____ DAY OF _____, 2023.

NAME - POSITION
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

COE FISHER CAMERON LAND SURVEYORS
A Division of J.D. Barnes Limited

DRAWN BY	CHECKED BY	REFERENCE NO.
JMT	MAH	16-12-199-05
PLOTTED 5/11/2023		DATE 02/11/2023

PART/SHEET	DATE
PART 1 OF 4 PARTS	
SHEET 2 OF 3 SHEETS	

VICTORIA STANDARD
CONDOMINIUM PLAN No.

LEVEL 1
UNITS 1 TO 76 INCLUSIVE

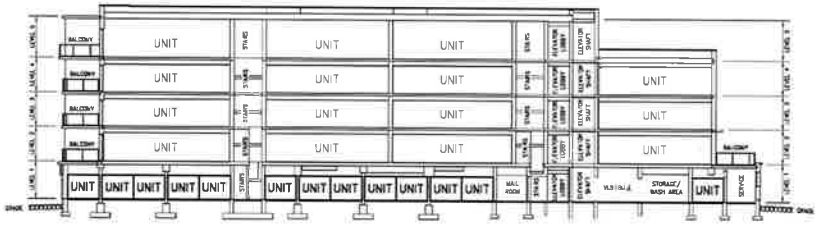
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF VICTORIA (No. 57)
AT _____ O'CLOCK ON THE _____ DAY OF _____ 2023.

REPRESENTATIVE FOR THE LAND REGISTRAR

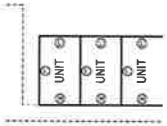
SCALE 1 : 200
5 0 5 10 metres

COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED

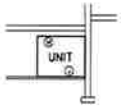
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



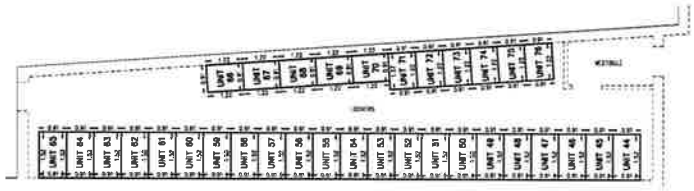
SECTION A-A SHOWING
THE RELATIONSHIP OF LEVELS
(NOT TO SCALE)



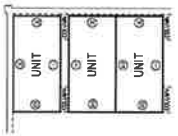
PLAN VIEW ILLUSTRATING TYPICAL
HORIZONTAL BOUNDARIES FOR
UNITS 44 TO 76, INCLUSIVE, ON LEVEL 1
(NOT TO SCALE)



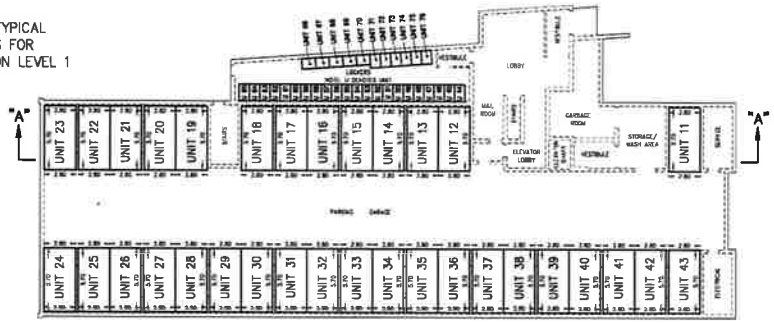
SECTIONAL VIEW ILLUSTRATING TYPICAL
VERTICAL BOUNDARIES FOR
UNITS 44 TO 76, INCLUSIVE, ON LEVEL 1
(NOT TO SCALE)



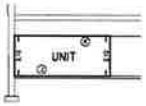
ENLARGEMENT ILLUSTRATING
UNITS 44 TO 76, INCLUSIVE
ON LEVEL 1
(SCALE 1:75)



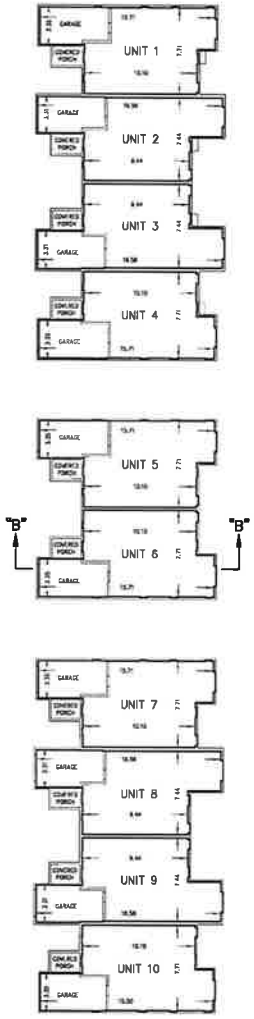
PLAN VIEW ILLUSTRATING TYPICAL
HORIZONTAL BOUNDARIES FOR
UNITS 11 TO 43, INCLUSIVE, ON LEVEL 1
(NOT TO SCALE)



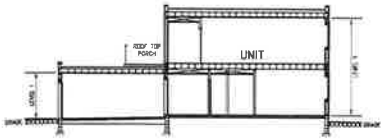
PLAN VIEW ILLUSTRATING
UNITS 11 TO 76, INCLUSIVE
ON LEVEL 1



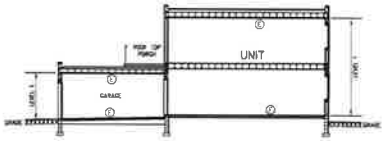
SECTIONAL VIEW ILLUSTRATING TYPICAL
VERTICAL BOUNDARIES FOR
UNITS 11 TO 43, INCLUSIVE, ON LEVEL 1
(NOT TO SCALE)



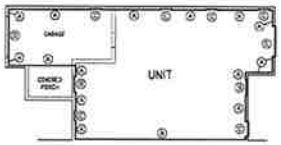
PLAN VIEW ILLUSTRATING
UNITS 1 TO 10, INCLUSIVE
ON LEVEL 1



SECTION B-B SHOWING
THE RELATIONSHIP OF LEVELS
(NOT TO SCALE)



SECTIONAL VIEW ILLUSTRATING
TYPICAL VERTICAL BOUNDARIES FOR
UNITS 1 TO 10, INCLUSIVE, ON LEVEL 1
(NOT TO SCALE)



PLAN VIEW ILLUSTRATING
TYPICAL HORIZONTAL BOUNDARIES FOR
UNITS 1 TO 10, INCLUSIVE ON LEVEL 1
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2023.
3. THE DIMENSIONS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

DATE

MARYNA A. HUBENKO
ONTARIO LAND SURVEYOR

DECLARATION REGISTERED AS No.

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.

LEGEND FOR UNIT BOUNDARIES

- DENOTES UNIT BOUNDARIES
- DENOTES BACKSIDE SURFACE AND PRODUCTION OF DRYWALL SHEATHING
- DENOTES UNIT SIDE SURFACE OF DOOR AND DOOR FRAMES
- DENOTES UNIT SIDE SURFACE OF WINDOW AND WINDOW FRAMES
- DENOTES UNIT SIDE SURFACE OF THE GARAGE DOOR IN CLOSED POSITION
- DENOTES UPPER SURFACE OF DRYWALL CEILING
- DENOTES UNFINISHED SURFACE OF CONCRETE FLOOR
- DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENTS
- DENOTES SURFACE OF CONCRETE WALL AND ITS PRODUCTION
- DENOTES SURFACE OF CONCRETE COLUMN AND ITS PRODUCTION
- DENOTES UPPER SURFACE OF CONCRETE FLOOR SLAB
- DENOTES HORIZONTAL PLANE ESTABLISHED BY MEASUREMENTS
- DENOTES LOCKER SIDE SURFACE OF STEEL WIRE MESH WALL, DOOR AND STEEL FRAME
- DENOTES LOWER SURFACE OF STEEL WIRE MESH CEILING AND STEEL FRAME

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.

MUSKOKA D&M CORP.

DATED THIS ____ DAY OF _____ 2023.

NAME - POSITION
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

COE FISHER CAMERON LAND SURVEYORS
A Division of J.D. Barnes Limited
1 CORPORATE PLACE, UNIT 3B, LINDSAY, ON K9V 5W8
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