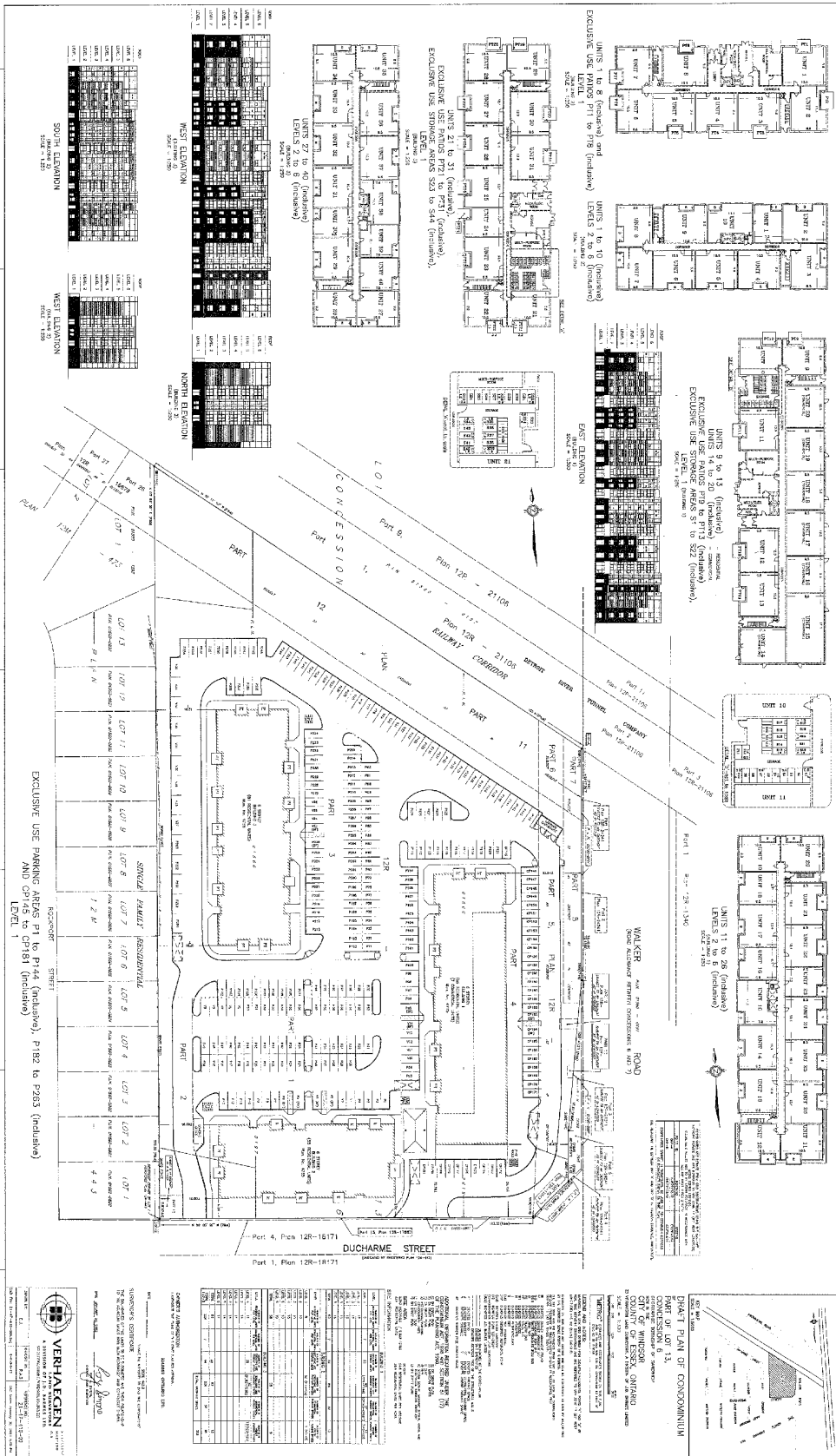
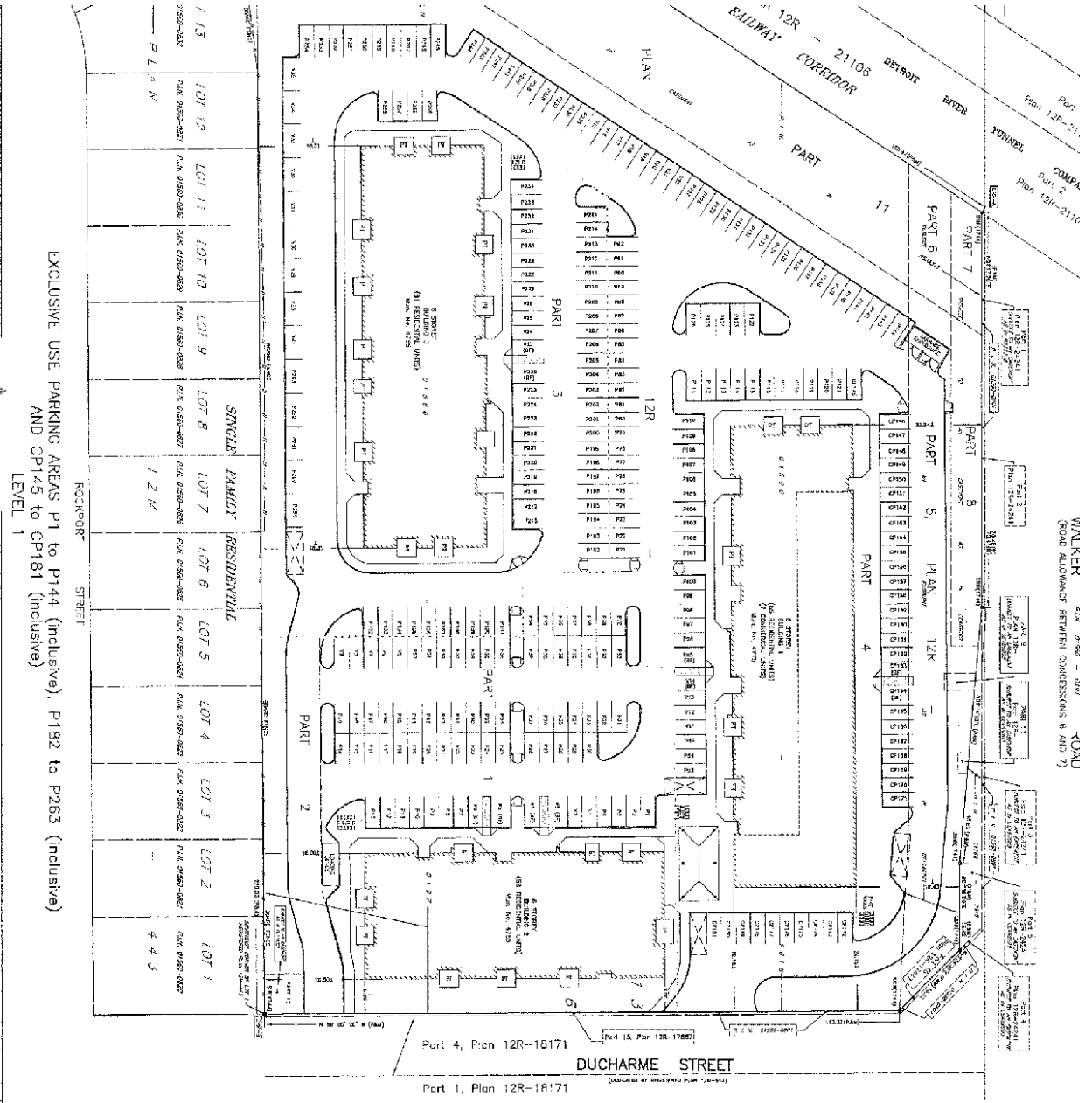


Appendix A.1 Cabana Phase 4 Work Area on the St. Clair College Land – Aerial Map





EXCLUSIVE USE PARKING AREAS P1 to P144 (inclusive), P182 to P263 (inclusive) AND CP145 to CP181 (inclusive) LEVEL 1



VERHAEGEN
LAND SURVEYORS
A DIVISION OF F.O. SHARPLES LTD.
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T6
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.VERHAEGEN.COM

DATE: 21-12-2023
DRAWN BY: RAS
CHECKED BY: RAS
SCALE: AS SHOWN

CLIENT: VERHAEGEN
PROJECT: VERHAEGEN
DATE: 21-12-2023

[Signature]
PROJECT MANAGER

OWNER'S REPRESENTATION:
VERHAEGEN LAND SURVEYORS
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T6
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.VERHAEGEN.COM

NO.	DESCRIPTION	AREA (SQ. M)	PERCENTAGE	TOTAL AREA (SQ. M)
1	LOT 1	1,234.56	100%	1,234.56
2	LOT 2	1,234.56	100%	1,234.56
3	LOT 3	1,234.56	100%	1,234.56
4	LOT 4	1,234.56	100%	1,234.56
5	LOT 5	1,234.56	100%	1,234.56
6	LOT 6	1,234.56	100%	1,234.56
7	LOT 7	1,234.56	100%	1,234.56
8	LOT 8	1,234.56	100%	1,234.56
9	LOT 9	1,234.56	100%	1,234.56
10	LOT 10	1,234.56	100%	1,234.56
11	LOT 11	1,234.56	100%	1,234.56
12	LOT 12	1,234.56	100%	1,234.56
13	LOT 13	1,234.56	100%	1,234.56

LEGEND AND NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. THE BOUNDARIES OF THE LOTS ARE TO BE ESTABLISHED BY SURVEY.

3. THE LOCATION MARKERS SHALL BE PLACED AS SHOWN ON THIS PLAN.

4. THE DISTANCE BETWEEN MARKERS SHALL BE AS SHOWN ON THIS PLAN.

5. THE MARKERS SHALL BE PLACED AT THE CORNERS OF THE LOTS.

6. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

7. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

8. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

9. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

10. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

11. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

12. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

13. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

14. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

15. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

16. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

17. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

18. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

19. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

20. THE MARKERS SHALL BE PLACED AT THE MIDDLE OF EACH SIDE OF THE LOTS.

ADDITIONAL INFORMATION RECEIVED UNDER THE ACT:

1. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

2. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

3. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

4. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

5. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

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8. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

9. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

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14. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

15. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

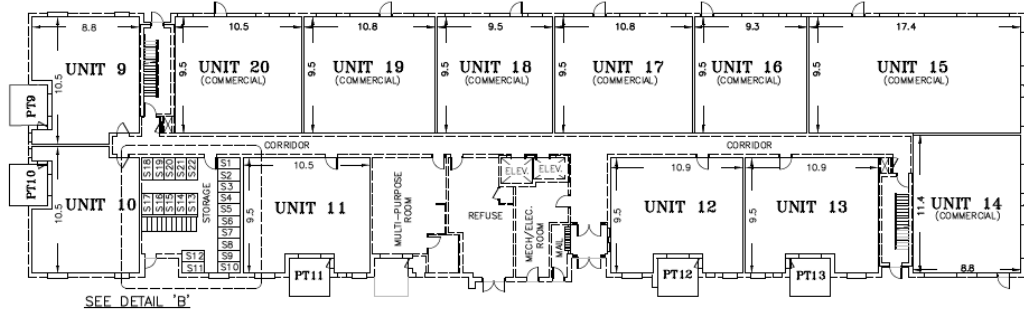
16. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

17. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

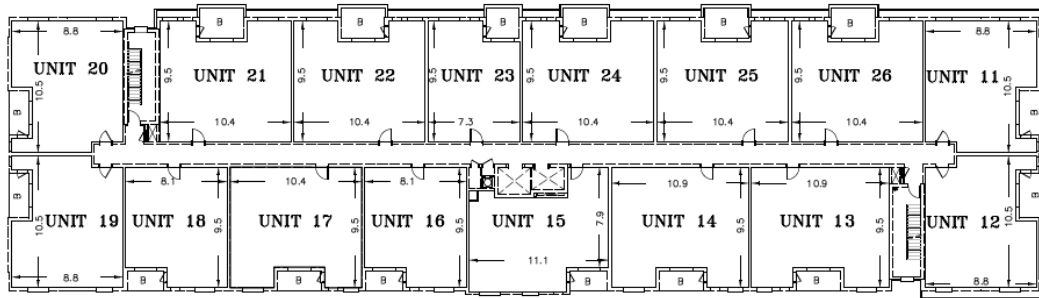
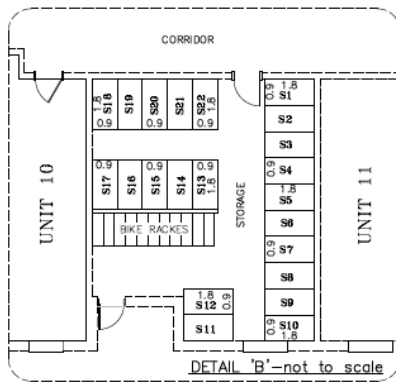
18. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

19. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.

20. THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN.



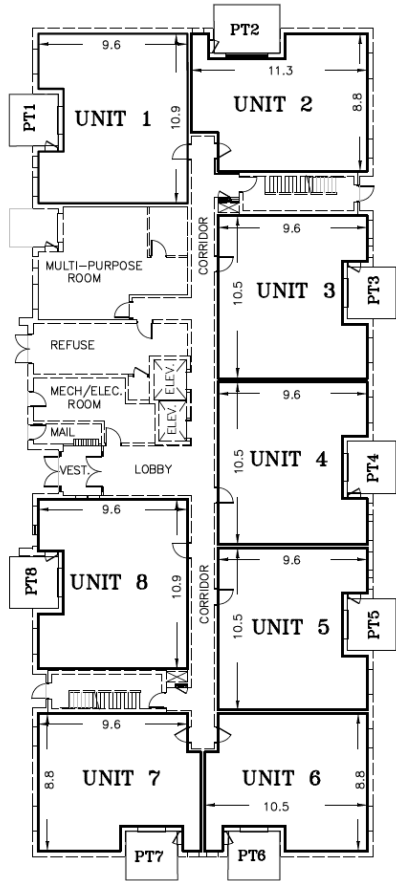
UNITS 9 to 13 (inclusive) - RESIDENTIAL
 UNITS 14 to 20 (inclusive) - COMMERCIAL
 EXCLUSIVE USE PATIOS PT9 to PT13 (inclusive)
 EXCLUSIVE USE STORAGE AREAS S1 to S22 (inclusive),
 LEVEL 1 (BUILDING 1)
 SCALE = 1:250



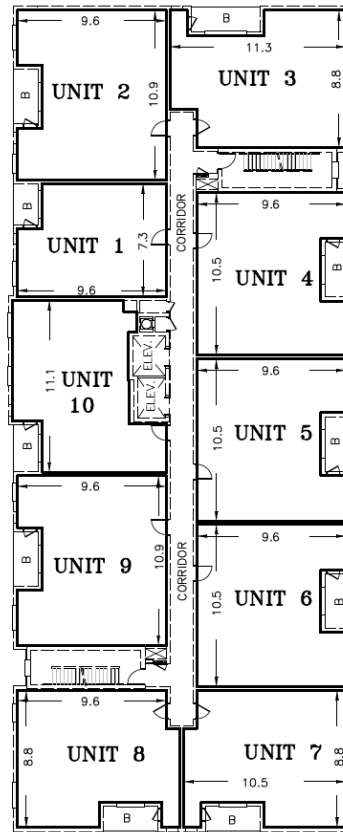
UNITS 11 to 26 (inclusive)
 LEVELS 2 to 6 (inclusive)
 (BUILDING 1)
 SCALE = 1:250



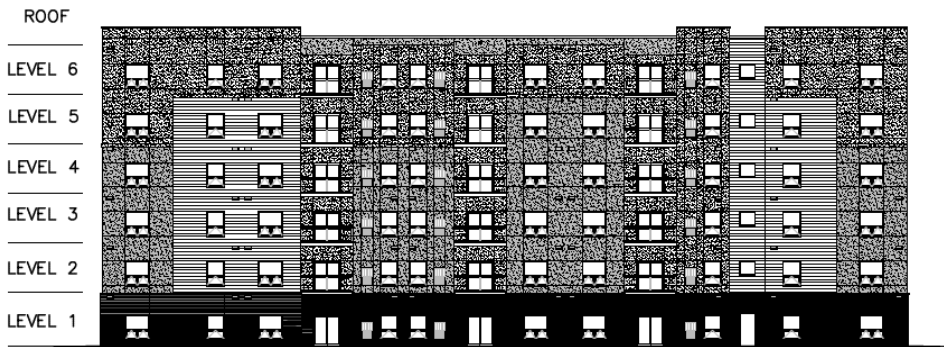
EAST ELEVATION
 (BUILDING 1)
 SCALE = 1:300



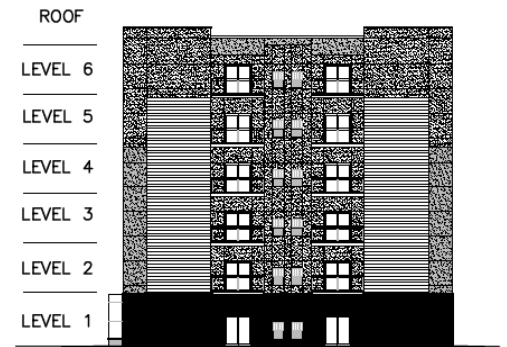
UNITS 1 to 8 (inclusive) and
EXCLUSIVE USE PATIOS PT1 to PT8 (inclusive)
LEVEL 1
(BUILDING 2)
SCALE = 1:250



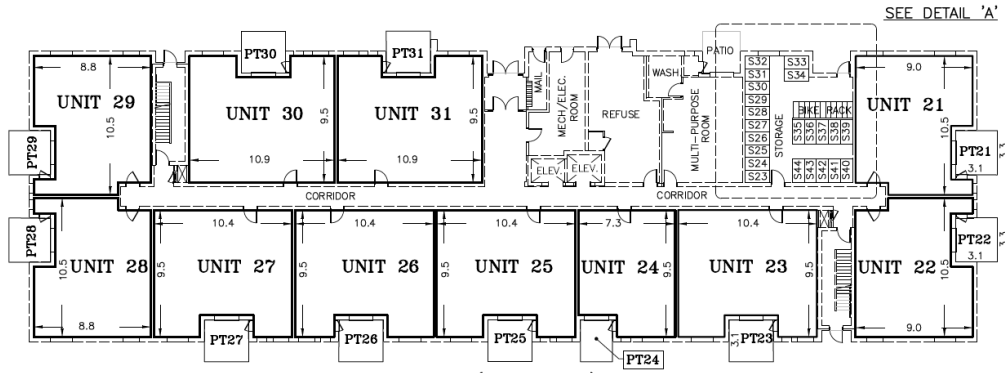
UNITS 1 to 10 (inclusive)
LEVELS 2 to 6 (inclusive)
(BUILDING 2)
SCALE = 1:250



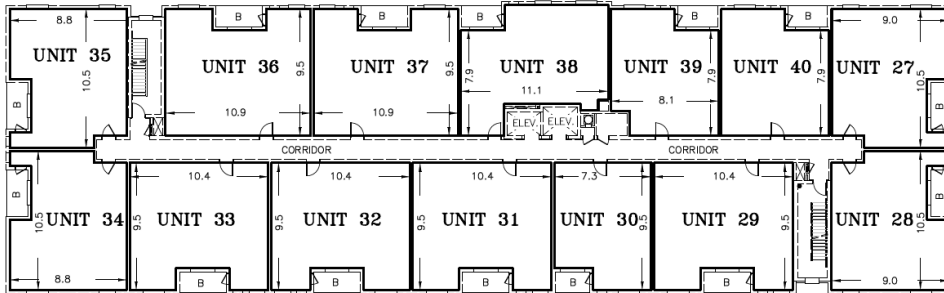
SOUTH ELEVATION
(BUILDING 2)
SCALE = 1:250



WEST ELEVATION
(BUILDING 2)
SCALE = 1:250



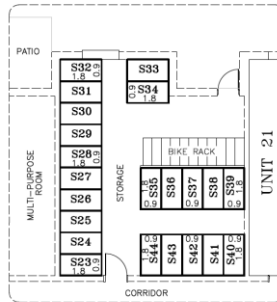
UNITS 21 to 31 (inclusive),
 EXCLUSIVE USE PATIOS PT21 to PT31 (inclusive),
 EXCLUSIVE USE STORAGE AREAS S23 to S44 (inclusive),
 LEVEL 1
 (BUILDING 3)
 SCALE = 1:250



UNITS 27 to 40 (inclusive)
 LEVELS 2 to 6 (inclusive)
 (BUILDING 3)
 SCALE = 1:250



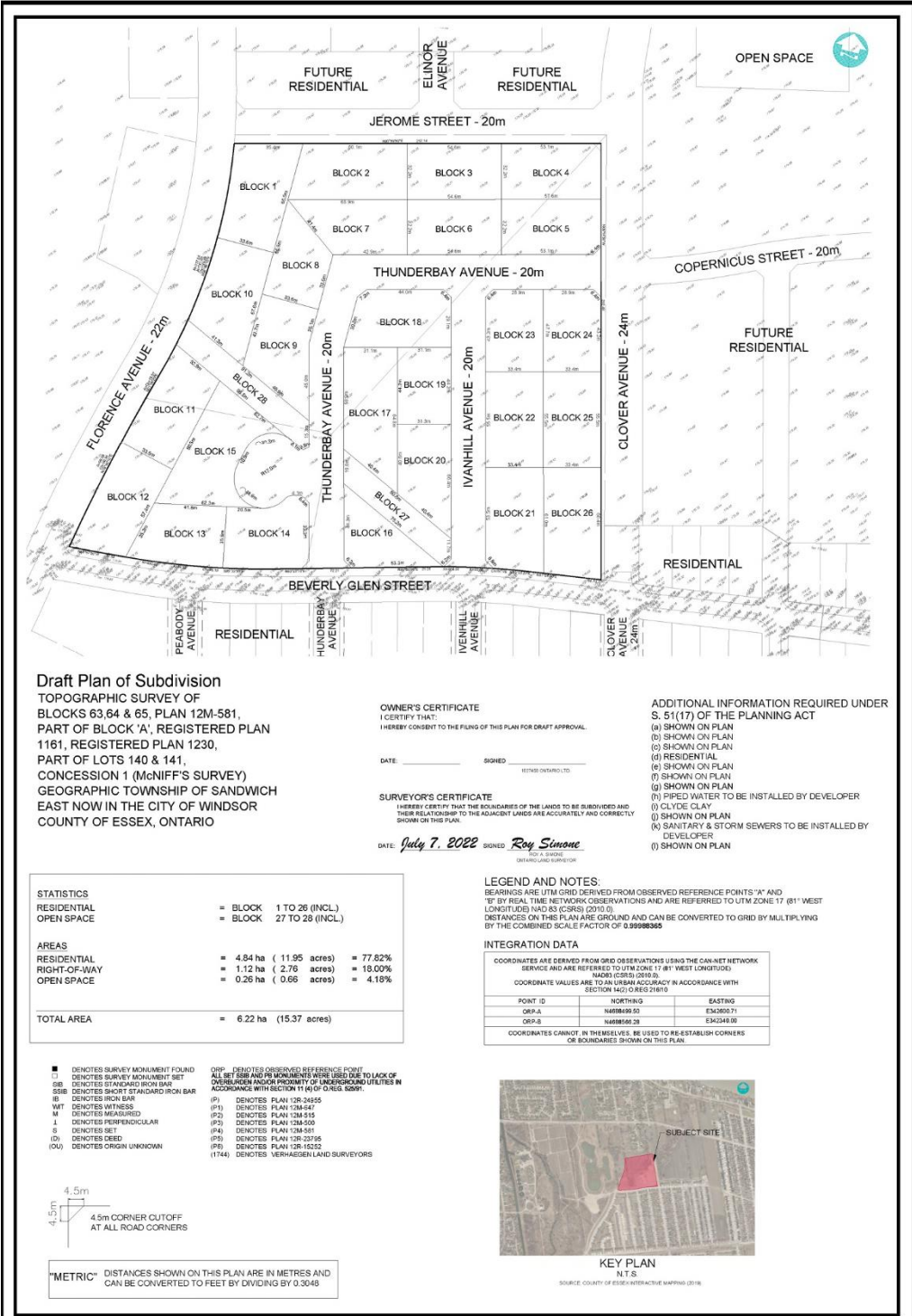
NORTH ELEVATION
 (BUILDING 3)
 SCALE = 1:250



DETAIL 'A'—not to scale



WEST ELEVATION
 (BUILDING 3)
 SCALE = 1:250



Draft Plan of Subdivision
 TOPOGRAPHIC SURVEY OF
 BLOCKS 63,64 & 65, PLAN 12M-581,
 PART OF BLOCK 'A', REGISTERED PLAN
 1161, REGISTERED PLAN 1230,
 PART OF LOTS 140 & 141,
 CONCESSION 1 (McNIFF'S SURVEY)
 GEOGRAPHIC TOWNSHIP OF SANDWICH
 EAST NOW IN THE CITY OF WINDSOR
 COUNTY OF ESSEX, ONTARIO

OWNER'S CERTIFICATE
 I CERTIFY THAT:
 I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.
 DATE: _____ SIGNED: _____
METRES ONWARD (10)

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND
 THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
 SHOWN ON THIS PLAN.
 DATE: July 7, 2022 SIGNED: Roy Simone
OF A SURVEYOR (REGISTERED PROFESSIONAL)

**ADDITIONAL INFORMATION REQUIRED UNDER
 S. 51(17) OF THE PLANNING ACT**
 (a) SHOWN ON PLAN
 (b) SHOWN ON PLAN
 (c) SHOWN ON PLAN
 (d) RESIDENTIAL
 (e) SHOWN ON PLAN
 (f) SHOWN ON PLAN
 (g) SHOWN ON PLAN
 (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
 (i) CLAYE CLAY
 (j) SHOWN ON PLAN
 (k) SANITARY & STORM SEWERS TO BE INSTALLED BY
 DEVELOPER
 (l) SHOWN ON PLAN

STATISTICS	
RESIDENTIAL	= BLOCK 1 TO 26 (INCL.)
OPEN SPACE	= BLOCK 27 TO 28 (INCL.)
AREAS	
RESIDENTIAL	= 4.84 ha (11.95 acres) = 77.82%
RIGHT-OF-WAY	= 1.12 ha (2.76 acres) = 18.00%
OPEN SPACE	= 0.26 ha (0.65 acres) = 4.18%
TOTAL AREA	= 6.22 ha (15.37 acres)

LEGEND AND NOTES:
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND
 "B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST
 LONGITUDE) NAD 83 (CGRS) (2011).
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
 BY THE COMBINED SCALE FACTOR OF 0.99996365

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK
 SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)
 NAD 83 (CGRS) (2011).
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH
 SECTION 140.0(2) OF THE ACT.

POINT ID	NORTHING	EASTING
GRP-A	54898499.53	834260.71
GRP-B	54898499.28	834246.88

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

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WT DENOTES WITNESS
- M DENOTES MEASURED
- L DENOTES PERPENDICULAR
- S DENOTES SET
- ID DENOTES DEED
- (OU) DENOTES ORIGIN UNKNOWN
- ORP DENOTES OBSERVED REFERENCE POINT
- ALL SET SURVEY MONUMENTS WERE LOST DUE TO LACK OF
 DOCUMENTATION PRESENT IN THE RECORD UTILITIES IN
 ACCORDANCE WITH SECTION 11 (4) OF OREG. 6597.
- (P1) DENOTES PLAN 126-24555
- (P2) DENOTES PLAN 126-5447
- (P3) DENOTES PLAN 126-515
- (P4) DENOTES PLAN 126-550
- (P5) DENOTES PLAN 126-581
- (P6) DENOTES PLAN 126-20795
- (P8) DENOTES PLAN 126-15252
- (1744) DENOTES VERHAEGEN LAND SURVEYORS



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



KEY PLAN
 N.T.S.
SOURCE: COUNTY OF ESSEX WITHIN-THE-WAPPING (2016)

NOTE : FOR INFORMATION ONLY. SEE LARGE SCALE DRAWINGS FOR FURTHER DETAILS.

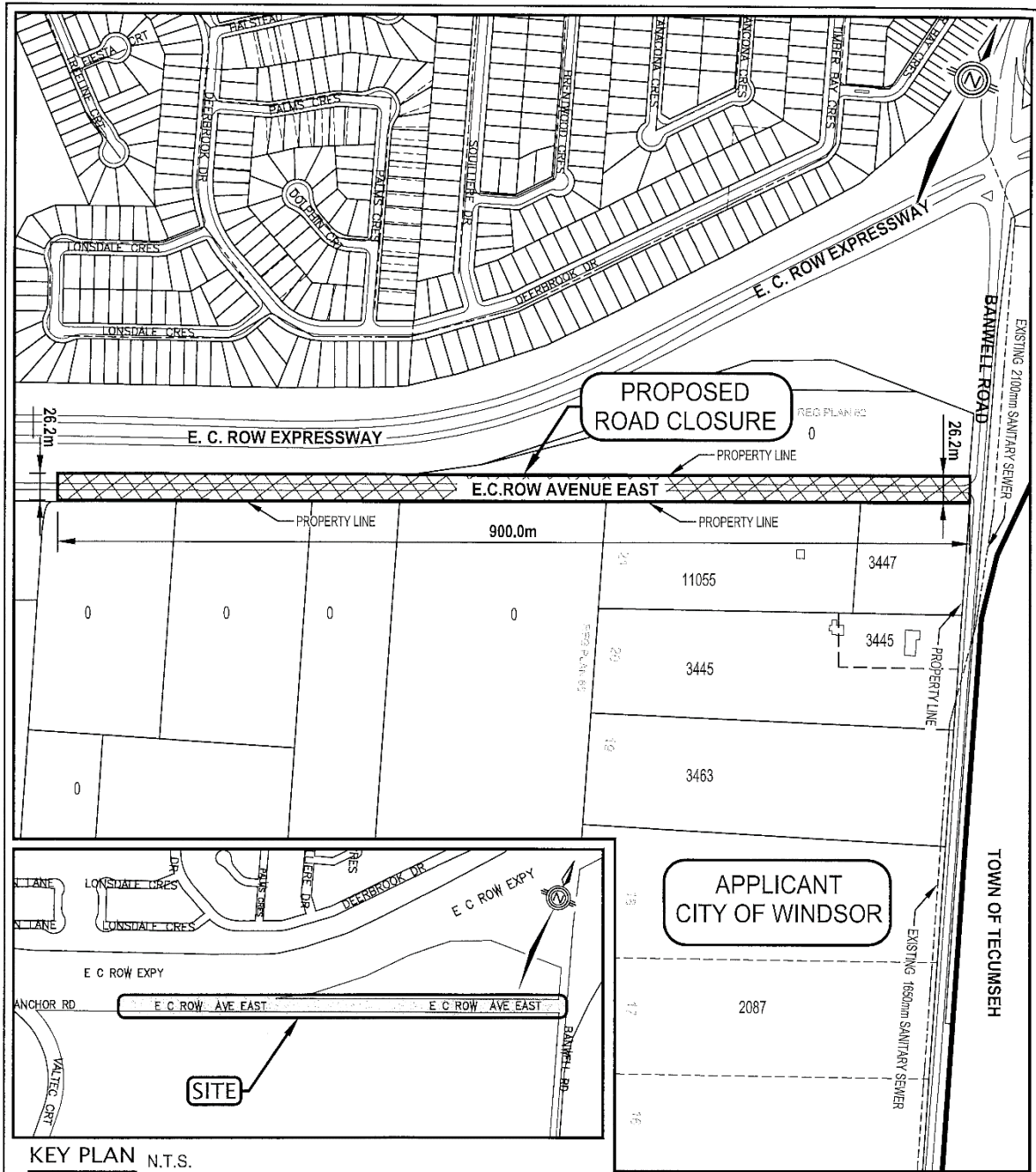
DRAFT PLAN OF SUBDIVISION

MAP NO : SDN-001/22, SDN-6834
 APPLICANT : 1027458 Ontario Inc

CITY OF WINDSOR PLANNING DEPARTMENT

Figure 1: SDN001/22-1

APPENDIX "A" Drawing No. CC-1819



KEY PLAN N.T.S.

THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT

PROPOSED CLOSURE OF E.C. ROW AVENUE EAST

Kirk Tamm
 Kirk Tamm, Manager of Geomatics

SCALE: 1:5000	DATE: AUGUST 2022	REVISED: _
DWN BY: G.P.	CHKD BY: PJU / M.M.	REVISION NO.: _

DWG. NO.
 CC-1819

