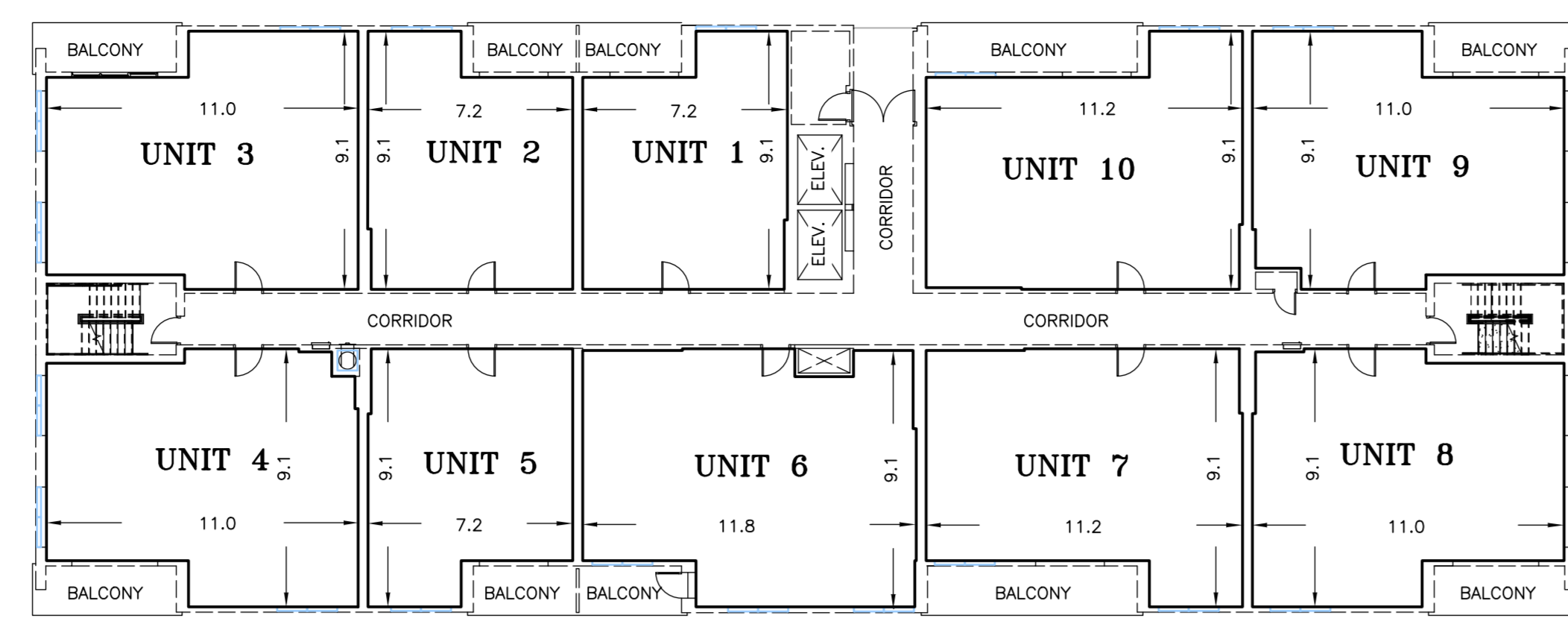
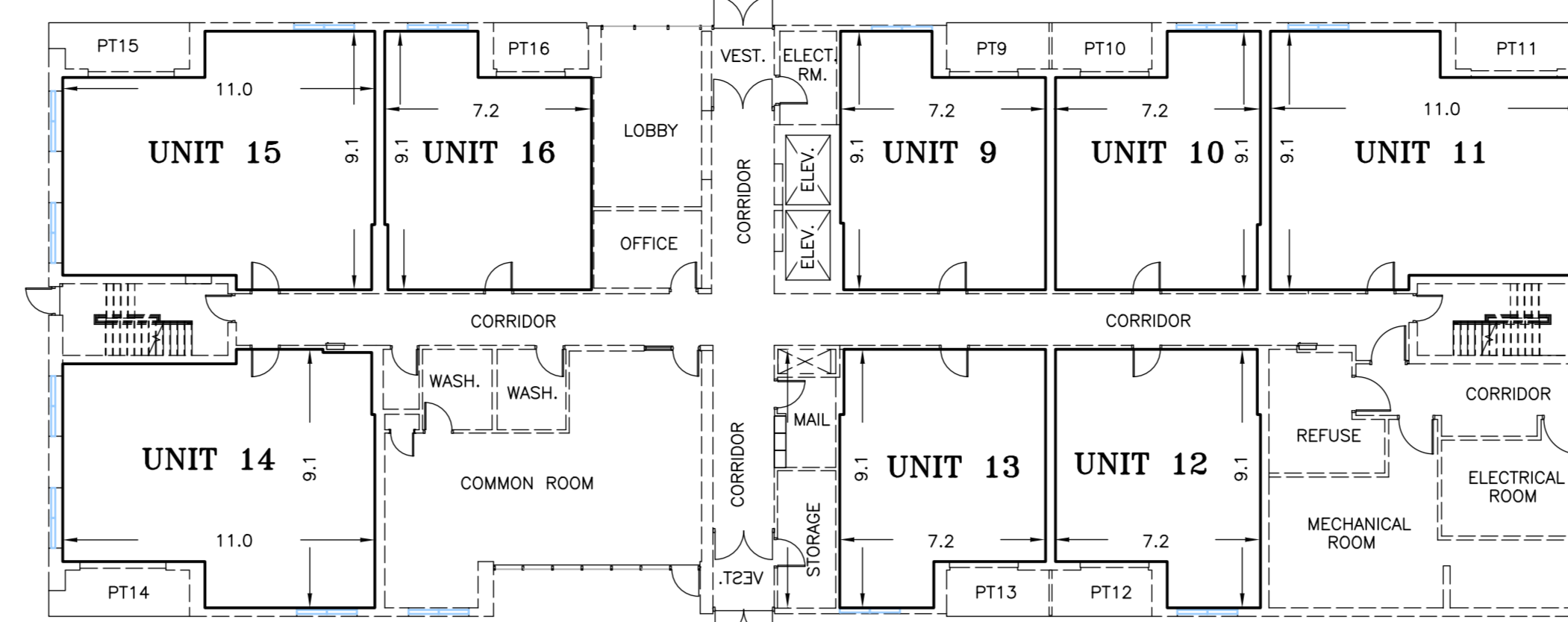


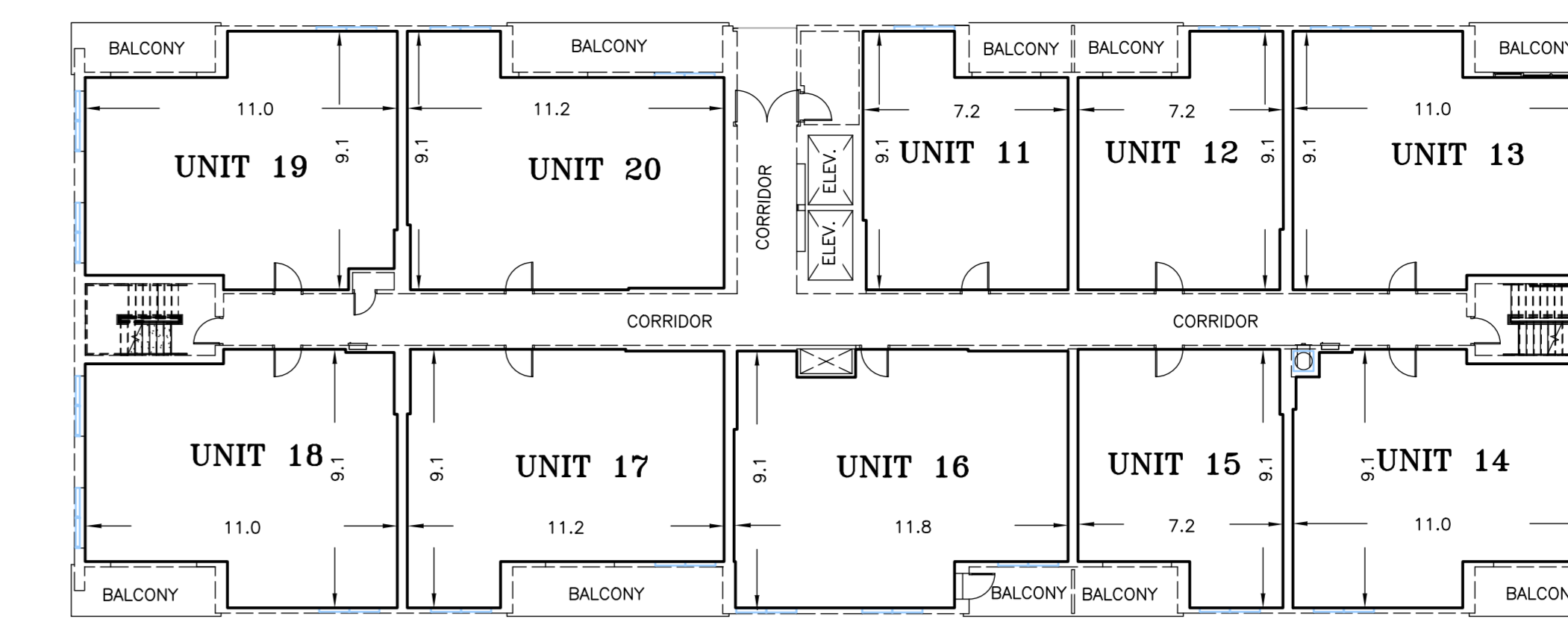
UNITS 1 to 8 (incl.) and
EXCLUSIVE USE PATIOS PT1 to PT8 (incl.)
LEVEL 1
(BUILDING 'A')
SCALE = 1:200



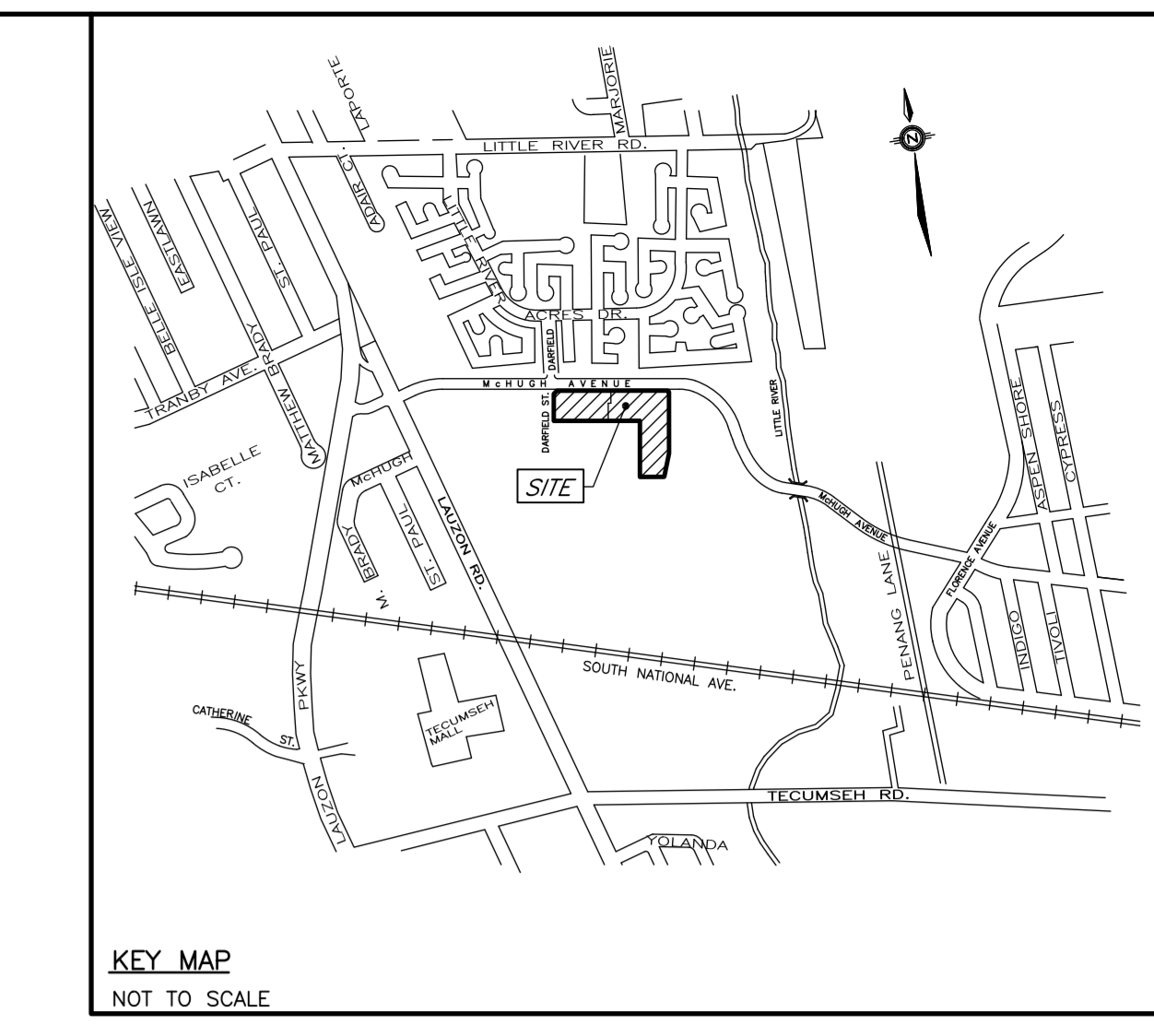
UNITS 1 to 10 (incl.)
EXCLUSIVE USE PATIOS PT9 to PT16 (incl.)
LEVEL 1
(BUILDING 'B')
SCALE = 1:200



UNITS 9 to 16 (incl.) and
EXCLUSIVE USE PATIOS PT9 to PT16 (incl.)
LEVEL 1
(BUILDING 'B')
SCALE = 1:200



UNITS 11 to 20 (incl.)
LEVELS 2 to 6 (incl.)
(BUILDING 'B')
SCALE = 1:200



DRAFT PLAN OF CONDOMINIUM
OF
BLOCKS 44 AND 45,
REGISTERED PLAN 12M-678
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS

SCALE = 1:500
1:500 1000 2000 3000 METRES
5000 10000 FEET

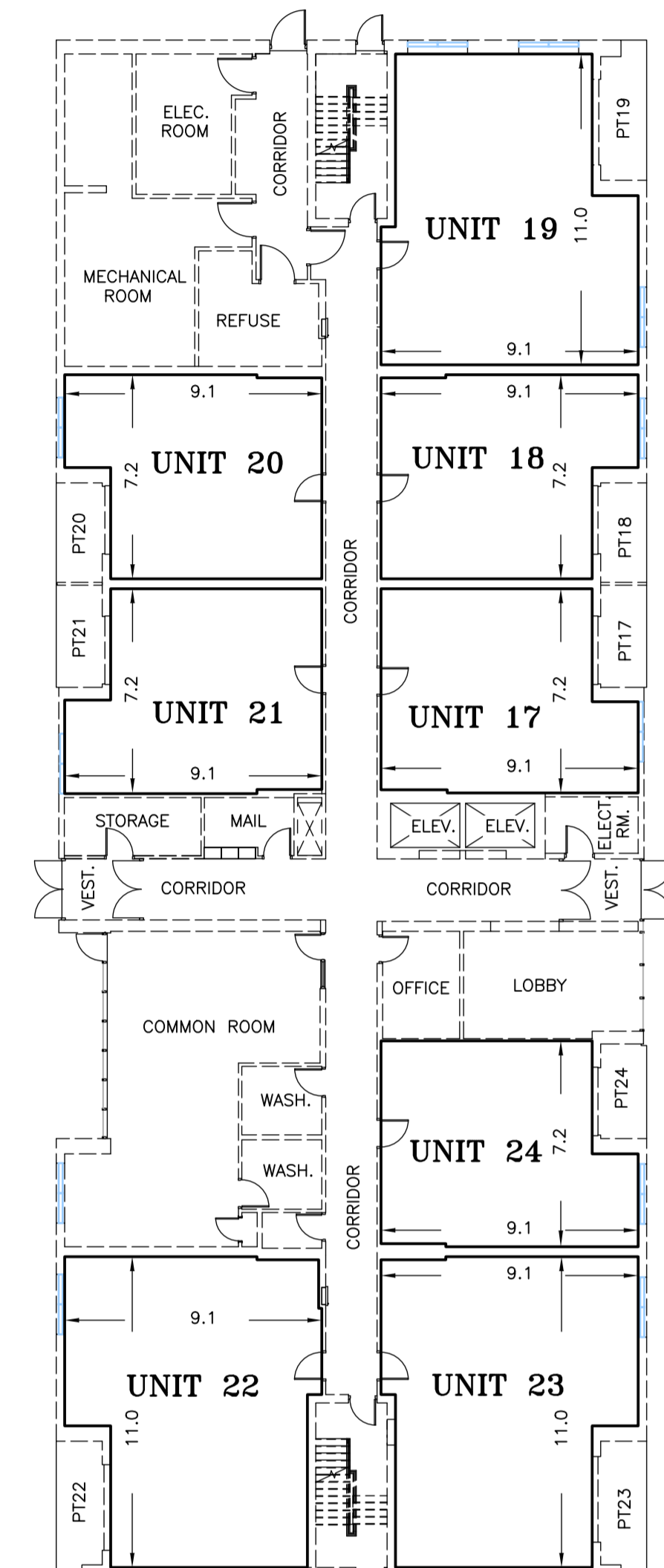
"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION REQUIRED UNDER THE
CONDOMINIUM ACT, 1998 AND SECTION 51 (17)
OF THE PLANNING ACT, 1990

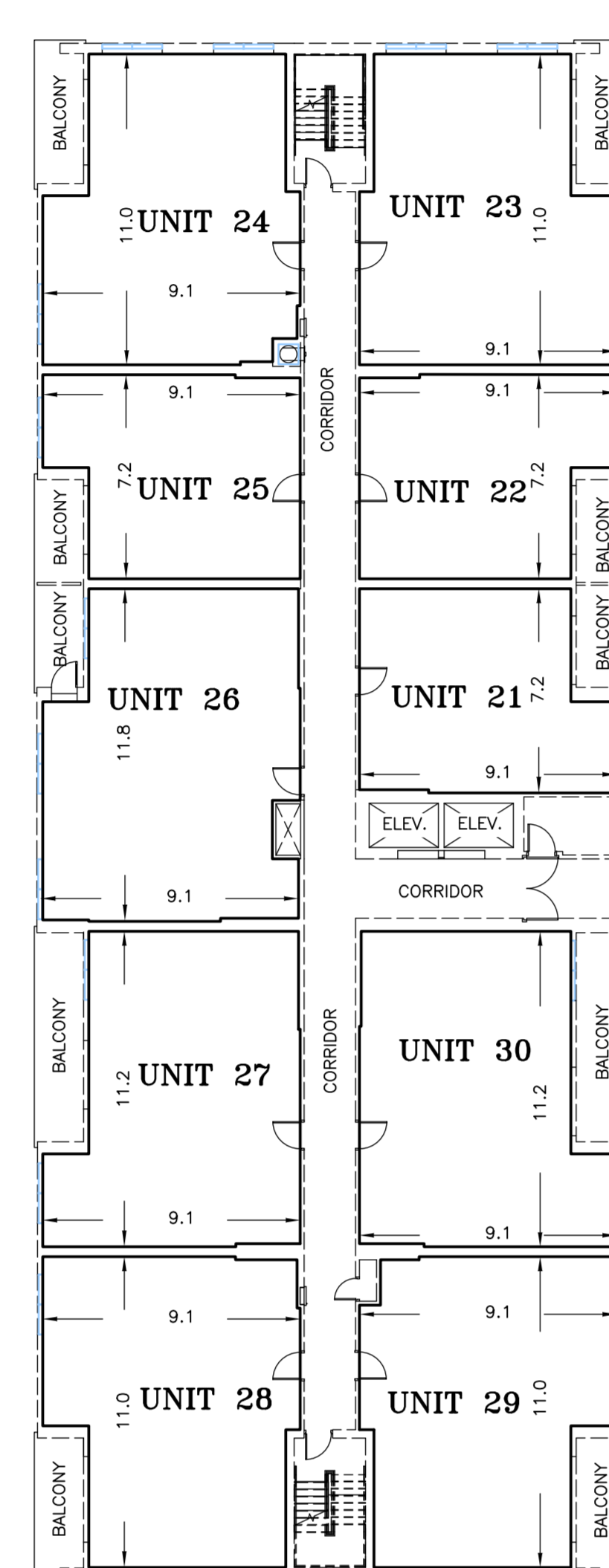
A) ON DRAFT PLAN
B) ON DRAFT PLAN
C) ON DRAFT PLAN
D) RESIDENTIAL CONDOMINIUM UNITS
E) ON DRAFT PLAN
F) ON DRAFT PLAN

G) ON DRAFT PLAN
H) MUNICIPAL WASTE
I) CLAY
J) ON DRAFT PLAN
K) ALL MUNICIPAL SERVICES PROVIDED
L) ON DRAFT PLAN

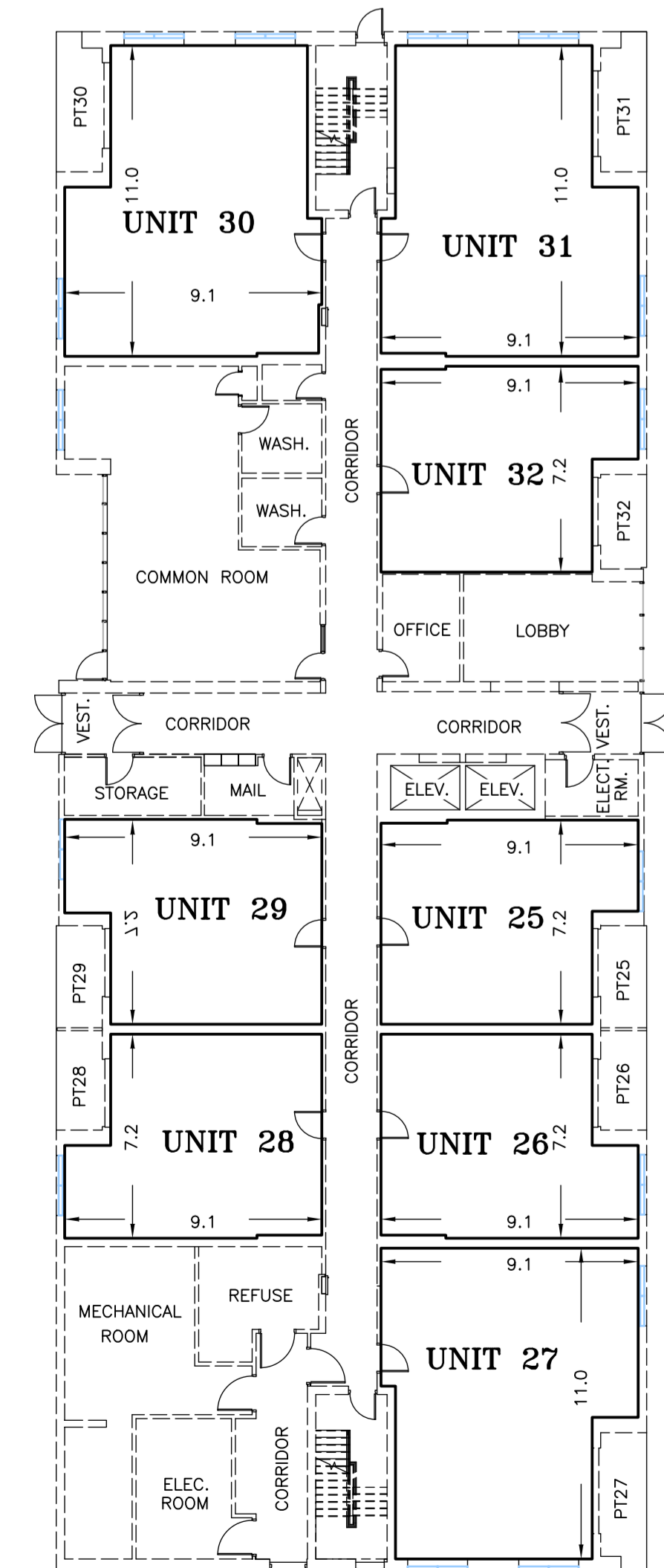
SITE AREA
1.931 HECTARES / 4.771 ACRES
232 RESIDENTIAL UNITS
DENSITY
120.1 RESIDENTIAL UNITS PER HECTARE
48.6 RESIDENTIAL UNITS PER ACRE



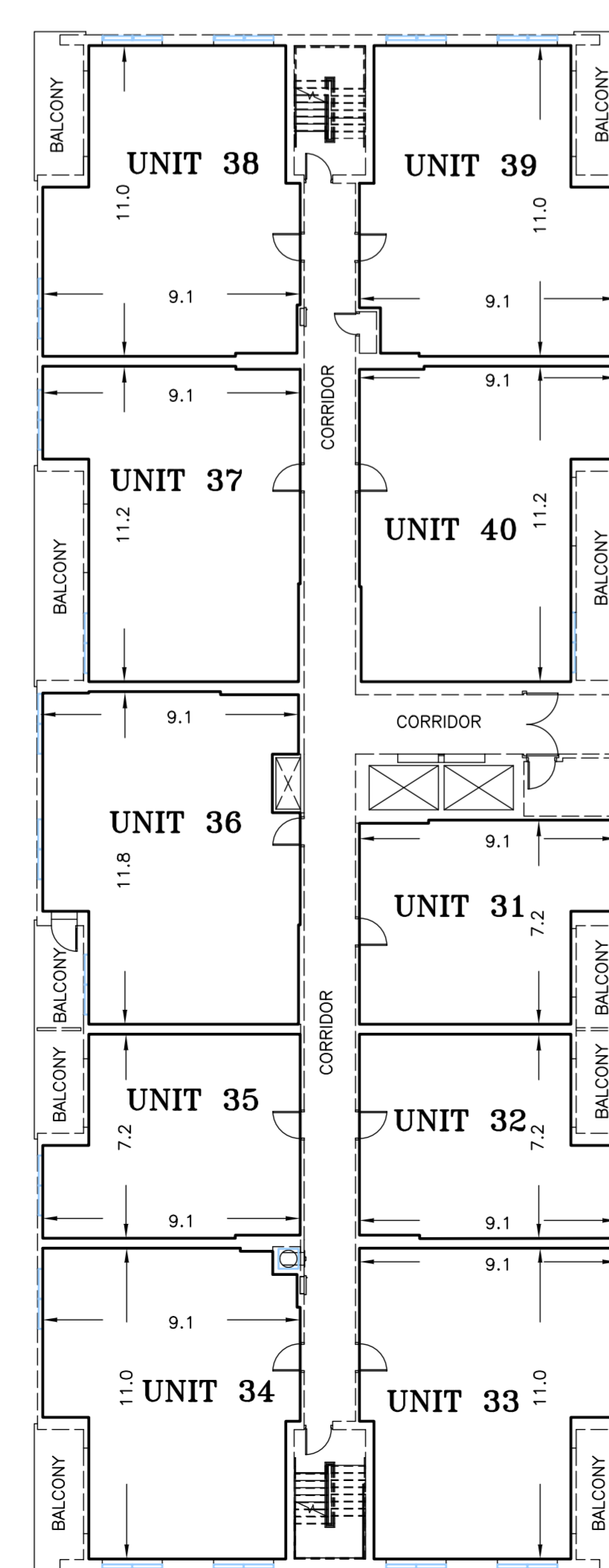
UNITS 17 to 24 (incl.) and
EXCLUSIVE USE PATIOS PT17 to PT24 (incl.)
LEVEL 1
(BUILDING 'C')
SCALE = 1:200



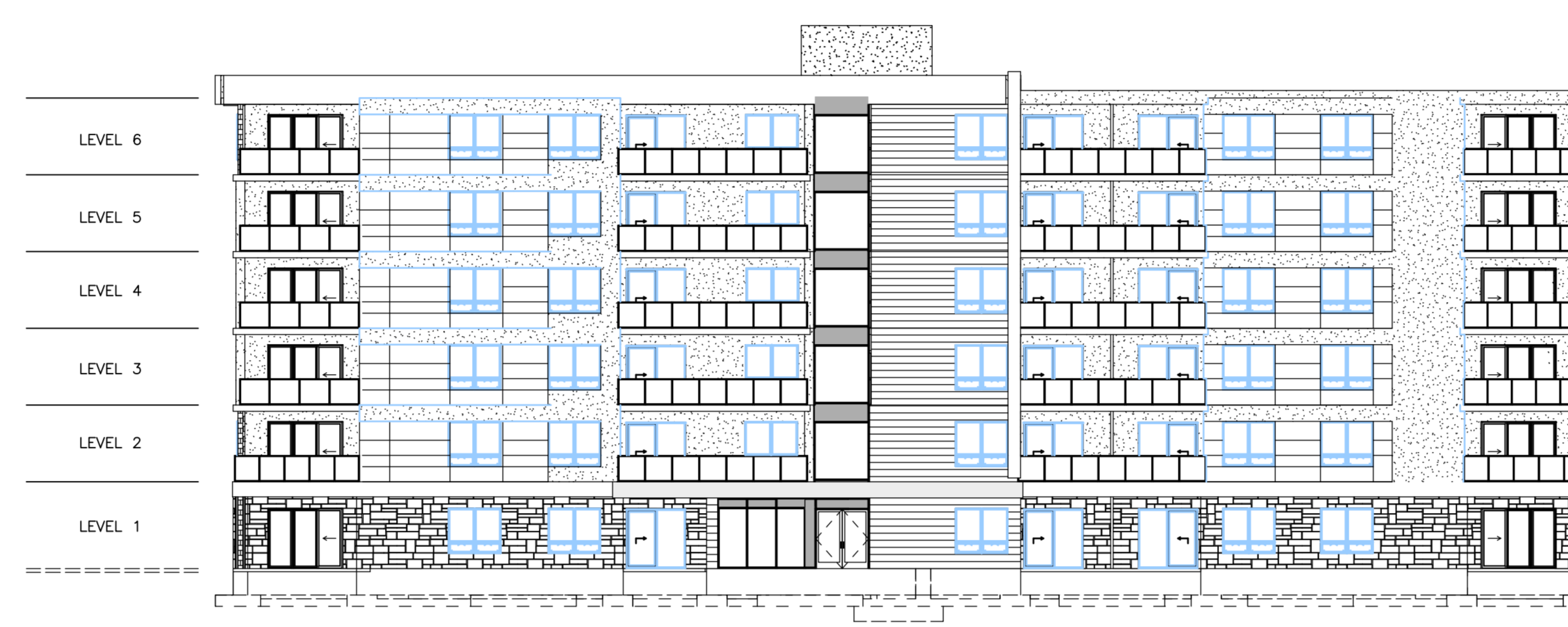
UNITS 21 to 30 (incl.)
LEVEL 2 to 6 (incl.)
(BUILDING 'C')
SCALE = 1:200



UNITS 25 to 32 (incl.) and
EXCLUSIVE USE PATIOS PT25 to PT32 (incl.)
LEVEL 1
(BUILDING 'D')
SCALE = 1:200



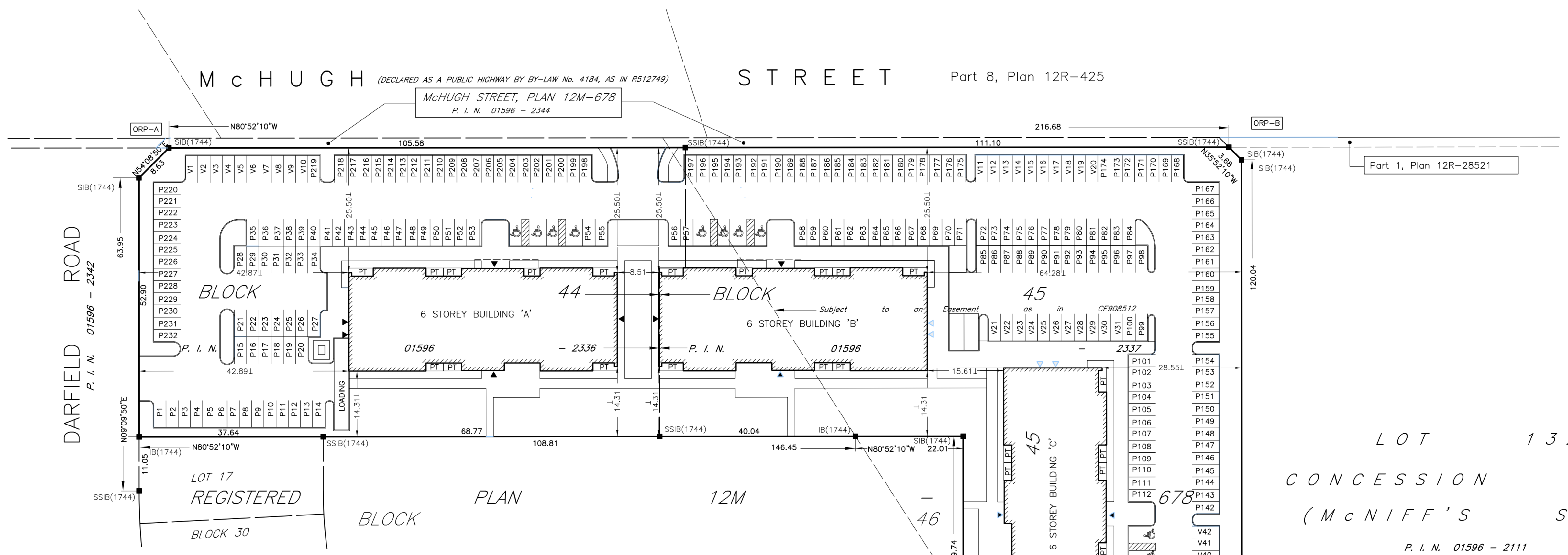
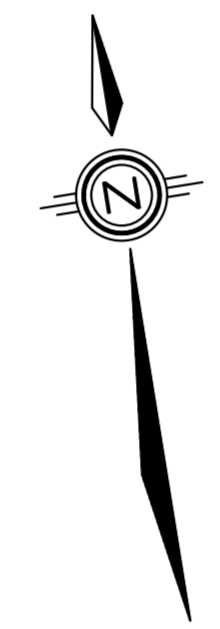
UNITS 31 to 40 (incl.)
LEVEL 2 to 6 (incl.)
(BUILDING 'D')
SCALE = 1:200



NORTH ELEVATION
(BUILDING 'A')
SCALE = 1:200



EAST ELEVATION
(BUILDING 'A')
SCALE = 1:200



EXCLUSIVE USE PARKING SPACES P1 to P232 (incl.)
LEVEL 1

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2011.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) (3) OF THE SURVEY ACT, 1990.

POINT ID	NORTHING	EASTING
DRP-A	N4687386.11	E340788.75
DRP-B	N4687333.22	E341002.68

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

- 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 (CSRS) (2011.0).
- DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999888.
- ALL BEARINGS AND DISTANCES BETWEEN FOUND BARS SHOWN HEREON ARE IN AGREEMENT WITH REGISTERED PLAN 12M-678.
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SBR DENOTES SHORT STANDARD IRON BAR
 - SB DENOTES IRON BAR
 - SB DENOTES PLASTIC BAR
 - W DENOTES MEASURED
 - W DENOTES MEASURED
 - (U) DENOTES ORIGIN UNKNOWN
- ALL SET SB AND SBR MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN SECTION PROPERTY OF CONVEYOR AND UTILITIES IN ACCORDANCE WITH SECTION 11(1) OF THE SURVEY ACT, 1990.
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- DENOTES UNIT BOUNDARY
 - DENOTES EXTERIOR FACE OF STRUCTURAL WALLS
 - PT DENOTES PATIO
 - P DENOTES PARKING SPACE
 - V DENOTES VISITOR PARKING SPACE
 - H DENOTES HANDICAP PARKING SPACE

SITE INFORMATION

LEVEL	BUILDING 'A'		BUILDING 'B'		BUILDING 'C'		BUILDING 'D'	
	RESIDENTIAL UNITS PER LEVEL	NUMBER OF PARKING SPACES	RESIDENTIAL UNITS PER LEVEL	NUMBER OF PARKING SPACES	RESIDENTIAL UNITS PER LEVEL	NUMBER OF PARKING SPACES	RESIDENTIAL UNITS PER LEVEL	NUMBER OF PARKING SPACES
LEVEL 1	8	58	4	10	10	10	11	11
LEVEL 2	10				10		10	
LEVEL 3	10				10		10	
LEVEL 4	10				10		10	
LEVEL 5	10				10		10	
LEVEL 6	10				10		10	
TOTAL	58	58	4	10	50	4	10	11

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.

FARH HOLDINGS CORPORATION

DATE: _____

SHMUEL FARH
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE: OCTOBER 8, 2021

By: *Ray Smo*
RAY A. SIMONE
LAND SURVEYOR

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
94 OTTAWA STREET, WINDSOR, ON, N9B 2E1

DRAWN BY: D.J. CHECKED BY: R.A.S. REFERENCE NO.: 19-47-255-05
CAD File: 19-47-255-05.dwg 1-12M-678-BLK 44 CAD Date: October 8, 2021 11:23 AM