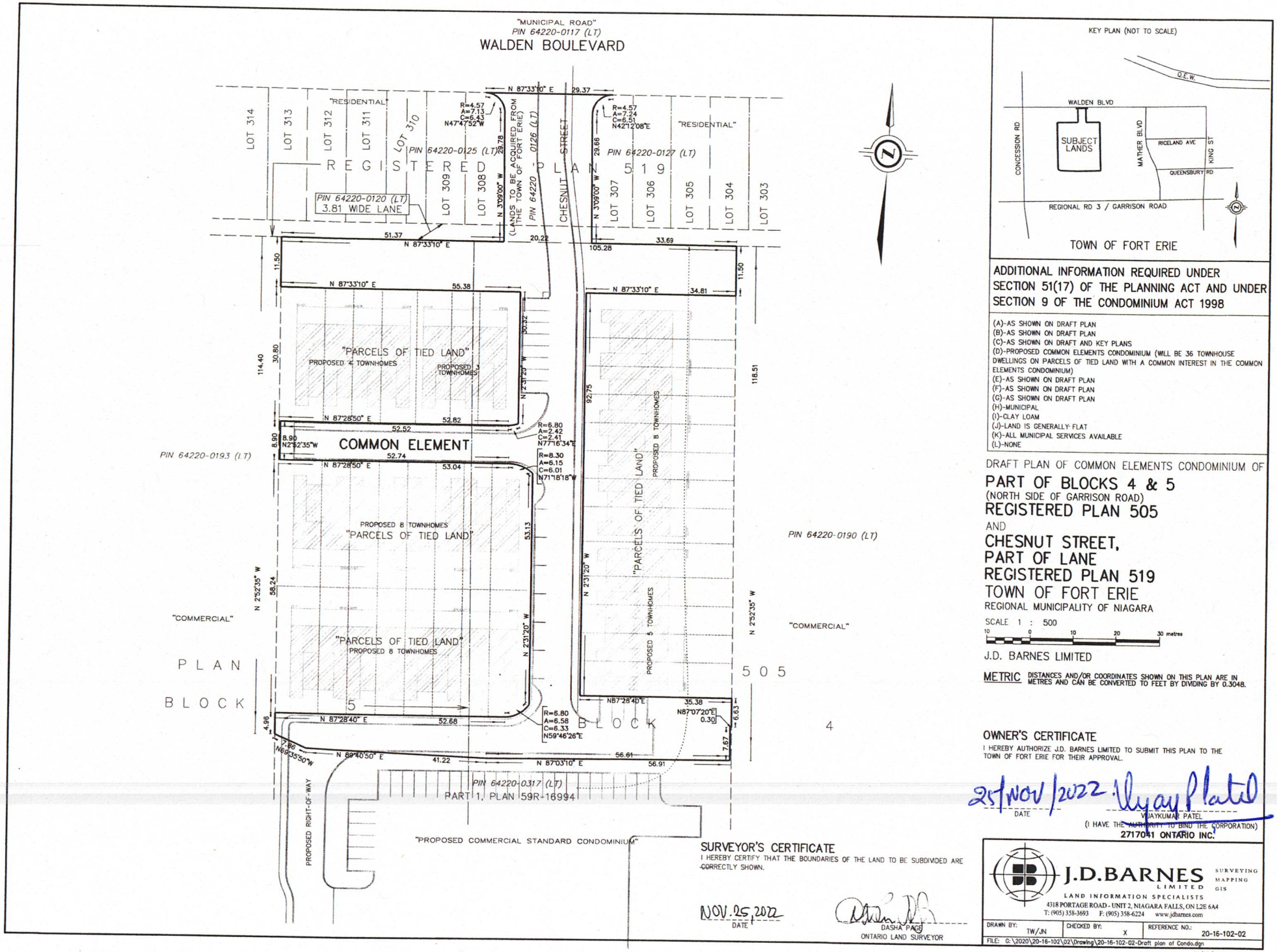
Appendix 1


"MUNICIPAL ROAD"
PIN 64220-0117 (LT)
WALDEN BOULEVARD
"RESIDENTIAL"
LOT 314
LOT 313
LOT 312
LOT 311
LOT 310
LOT 309
LOT 308
LOT 307
LOT 306
LOT 305
LOT 304
LOT 303
PIN 64220-0125 (LT)
PIN 64220-0126 (LT)
PIN 64220-0127 (LT)
REGISTERED PLAN 519
PIN 64220-0120 (LT)
3.81 WIDE LANE
(LANDS TO BE ACQUIRED FROM THE TOWN OF FORT ERIE)
CHESNUT STREET
N 87°33'10" E
29.37
R=4.57
A=7.13
C=6.43
N47°47'52"W
R=4.57
A=7.24
C=6.51
N42°12'08"E
N 3°09'00" W
29.78
29.66
51.37
20.22
105.28
33.69
11.50
55.38
34.81
"PARCELS OF TIED LAND"
PROPOSED 4 TOWNHOMES
PROPOSED 3 TOWNHOMES
30.52
N 2°31'20" W
114.40
30.80
118.51
92.75
PROPOSED 8 TOWNHOMES
N 87°28'50" E
52.82
52.52
8.90
N2°52'35"W
COMMON ELEMENT
R=6.80
A=2.42
C=2.41
N77°16'34"E
R=8.30
A=6.15
C=6.01
N71°18'18"W
52.74
53.04
PIN 64220-0193 (LT)
PIN 64220-0190 (LT)
PROPOSED 8 TOWNHOMES
"PARCELS OF TIED LAND"
53.13
N 2°52'35" W
58.24
"PARCELS OF TIED LAND"
PROPOSED 5 TOWNHOMES
"COMMERCIAL"
"PARCELS OF TIED LAND"
PROPOSED 8 TOWNHOMES
PLAN
BLOCK
5
BLOCK
4
505
N87°28'40"E
35.38
N87°07'20"E
0.30
6.63
R=6.80
A=6.58
C=6.33
N59°46'26"E
N 87°28'40" E
52.68
4.96
7.67
N89°35'50"W
N 89°40'50" E
41.22
56.61
N 87°03'10" E
56.91
PIN 64220-0317 (LT)
PART 1, PLAN 59R-16994
PROPOSED RIGHT-OF-WAY
"PROPOSED COMMERCIAL STANDARD CONDOMINIUM"
KEY PLAN (NOT TO SCALE)
Q.E.W.
WALDEN BLVD
CONCESSION RD
SUBJECT LANDS
MATHER BLVD
RICELAND AVE
KING ST
QUEENSBURY RD
REGIONAL RD 3 / GARRISON ROAD
TOWN OF FORT ERIE
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT AND UNDER SECTION 9 OF THE CONDOMINIUM ACT 1998
(A)-AS SHOWN ON DRAFT PLAN
(B)-AS SHOWN ON DRAFT PLAN
(C)-AS SHOWN ON DRAFT AND KEY PLANS
(D)-PROPOSED COMMON ELEMENTS CONDOMINIUM (WILL BE 36 TOWNHOUSE DWELLINGS ON PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM)
(E)-AS SHOWN ON DRAFT PLAN
(F)-AS SHOWN ON DRAFT PLAN
(G)-AS SHOWN ON DRAFT PLAN
(H)-MUNICIPAL
(I)-CLAY LOAM
(J)-LAND IS GENERALLY FLAT
(K)-ALL MUNICIPAL SERVICES AVAILABLE
(L)-NONE
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF
PART OF BLOCKS 4 & 5
(NORTH SIDE OF GARRISON ROAD)
REGISTERED PLAN 505
AND
CHESNUT STREET,
PART OF LANE
REGISTERED PLAN 519
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 500
10 0 10 20 30 metres
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.
OWNER'S CERTIFICATE
I HEREBY AUTHORIZE J.D. BARNES LIMITED TO SUBMIT THIS PLAN TO THE TOWN OF FORT ERIE FOR THEIR APPROVAL.
25/NOV/2022
DATE
VIJAYKUMAR PATEL
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)
2717041 ONTARIO INC.
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
NOV. 25, 2022
DATE
DASHA PAGE
ONTARIO LAND SURVEYOR
J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com
DRAWN BY: TW/JN
CHECKED BY: X
REFERENCE NO.: 20-16-102-02
FILE: G:\2020\20-16-102\02\Drawing\20-16-102-02-Draft plan of Condo.dgn
PLOTTED: 11/25/2022