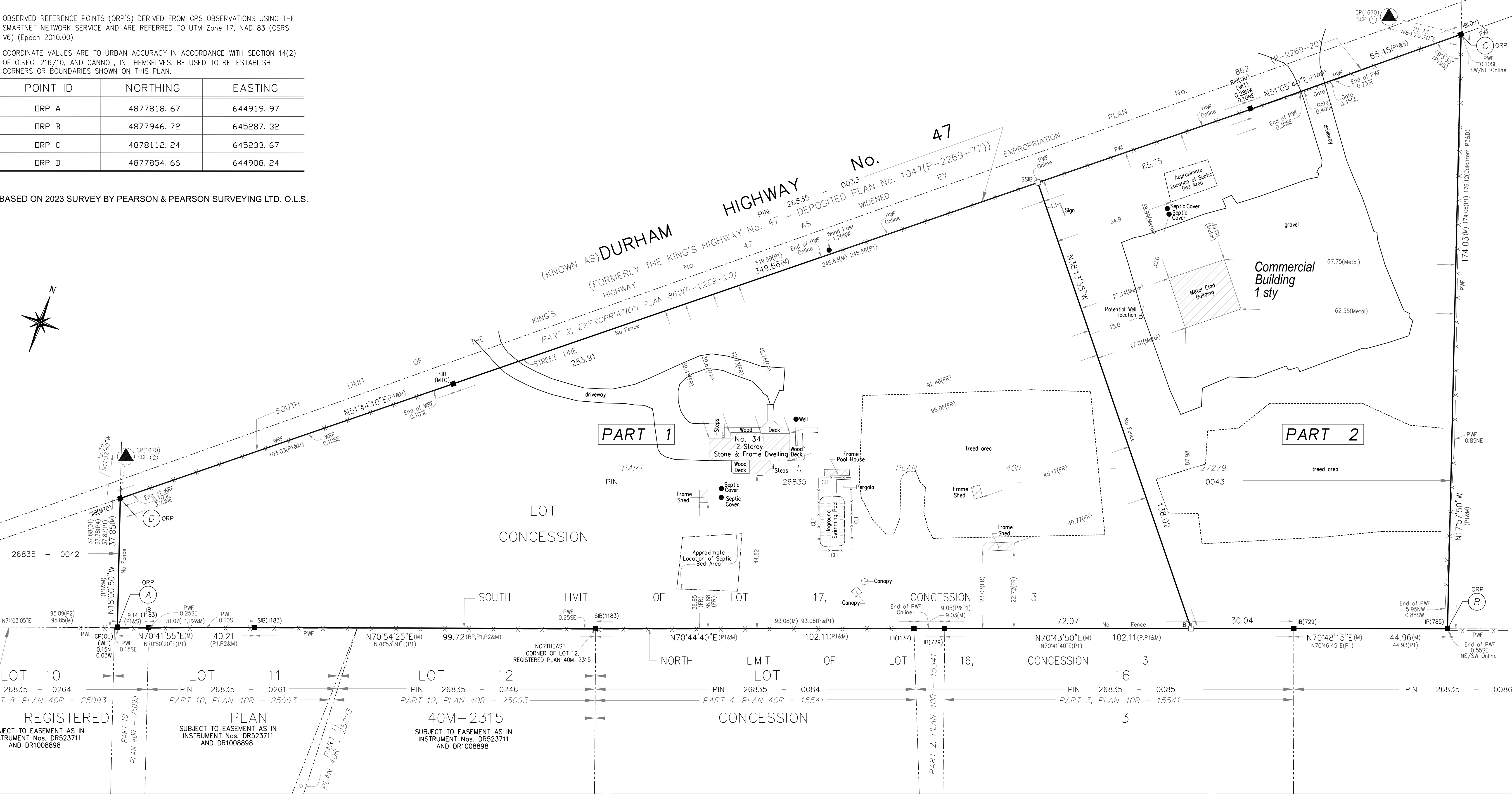


OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE REFERRED TO UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP A	4877818. 67	644919. 97
ORP B	4877946. 72	645287. 32
ORP C	4878112. 24	645233. 67
ORP D	4877854. 66	644908. 24

BASED ON 2023 SURVEY BY PEARSON & PEARSON SURVEYING LTD. O.L.S.

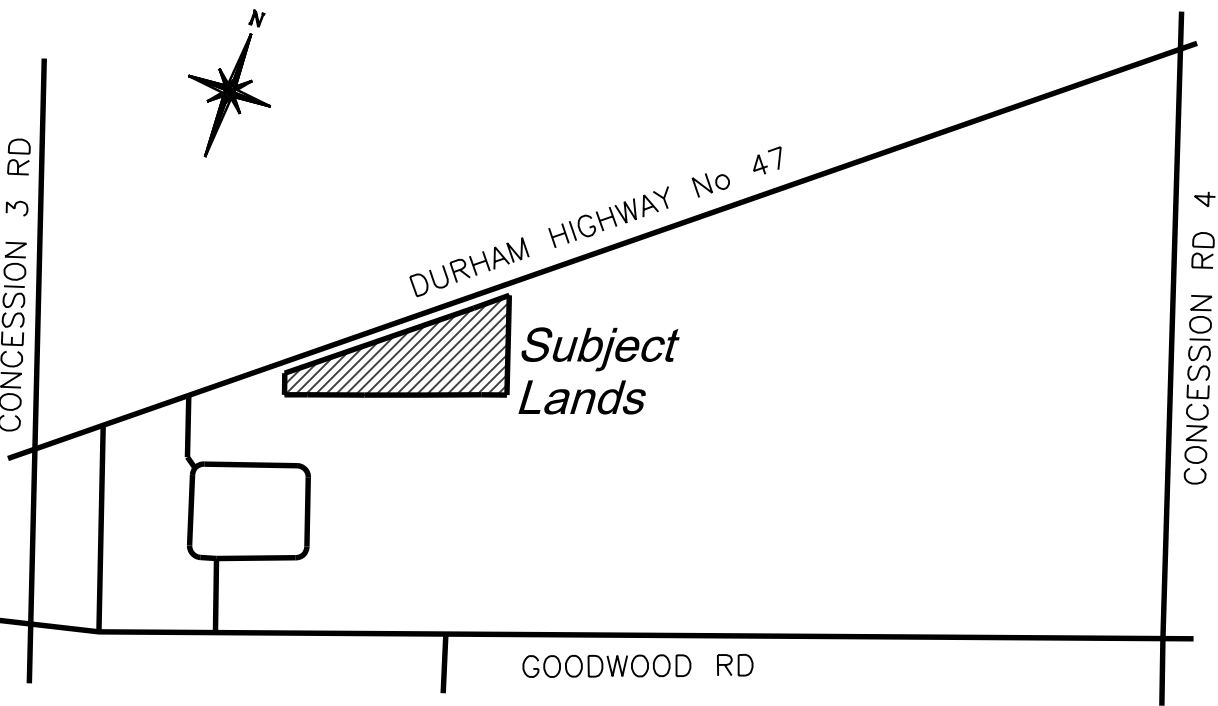


SITE PLAN

341 DURHAM HIGHWAY 47
PART OF LOT 17, CONCESSION 3
TOWNSHIP OF UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM



KEY MAP



DEVELOPMENT STATISTICS

PART 1: RESIDENTIAL 2.5549 ha
PART 2: COMMERCIAL 1.5554 ha
TOTAL LAND HOLDING: 4.1103 ha

LANDSCAPED AREA FOR PART 2 (COMMERCIAL): 1.170 ha

No.	REVISIONS	DATE
1		June 5, 2023
2	Add landscaped area total and rear yard setbacks	June 23, 2023
2	Add well and setback	Aug 9, 2023

Alexander Planning Inc.

Land Use Planning
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