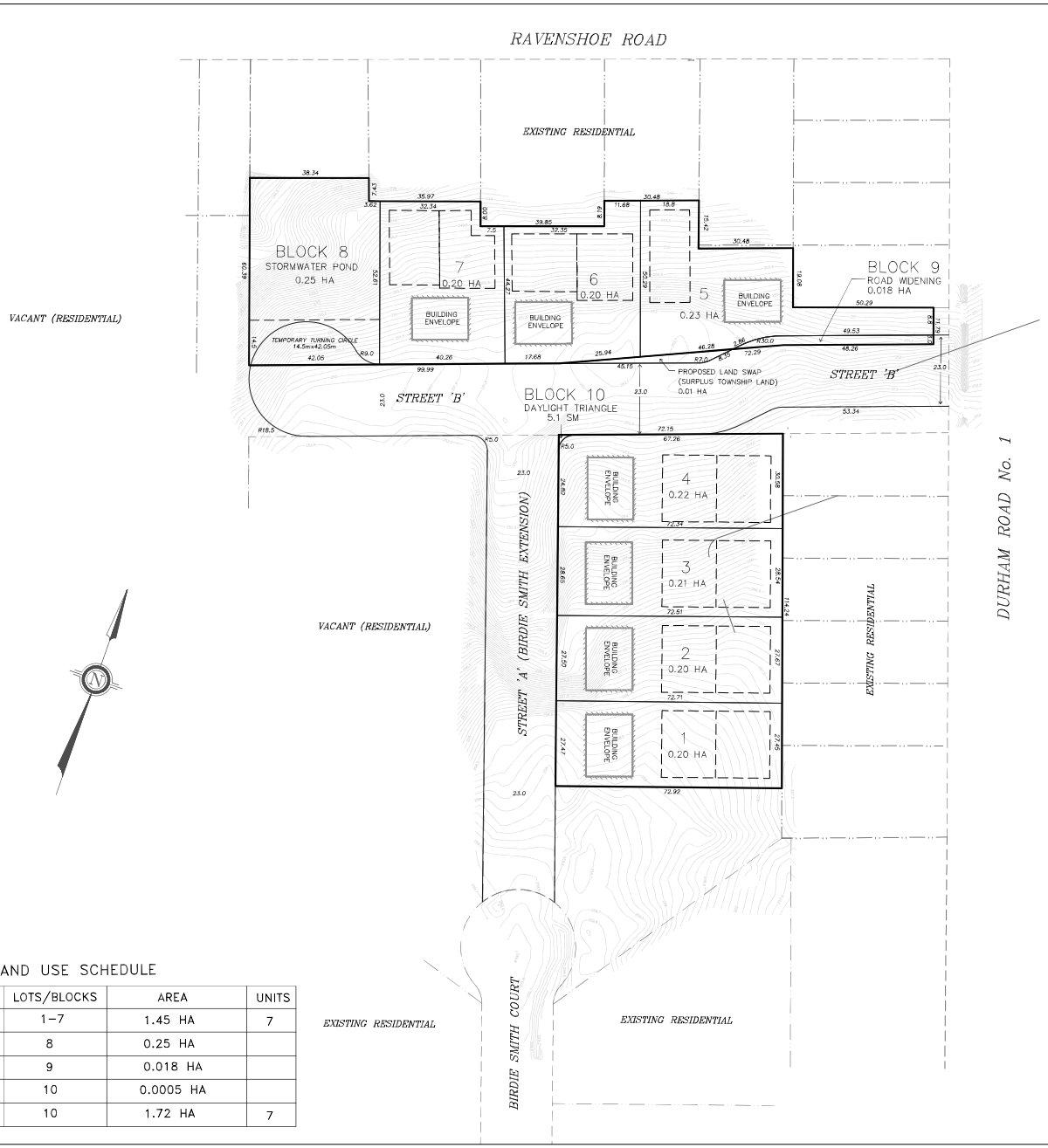

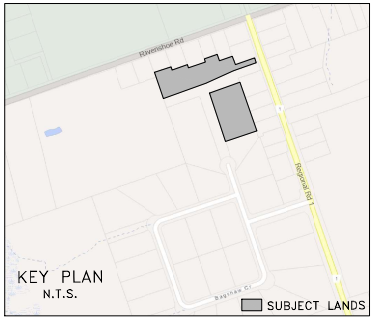

DRAFT PLAN OF SUBDIVISION
FILE NO. _____

PART OF LOT 3
PLAN 40M-2318

LOTS 94, 95, 114 & BLOCK "A"
AND PART OF LOTS 92, 93, 96,
108, 109, 110, 111, 112, 113,
115, 117, 118, 119, 120, 121 &129

PART OF CHURCH STREET
(CLOSED BY BY-LAW No. 98-022, AS IN INSTRUMENT No. D512150)
REGISTERED PLAN 64

TOWNSHIP OF UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE FLAGSHIP DEVELOPMENTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED _____ DATE February 24, 2025

JOHN COOPER
2695867 ONTARIO INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE February 20, 2025

TED GARDEN, OLS
E.R. GARDEN LIMITED

ADDITIONAL INFORMATION

UNDER SECTION 51(17) OF THE PLANNING ACT, INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J,L ARE SHOWN ON DRAFT AND KEY PLANS.

H) PRIVATE WELLS
I) SANDY SILT
K) PRIVATE SEPTIC

LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA	UNITS
DETACHED (90'+)	1-7	1.45 HA	7
STORMWATER POND	8	0.25 HA	
ROAD WIDENING	9	0.018 HA	
DAYLIGHT TRIANGLE	10	0.0005 HA	
TOTAL	10	1.72 HA	7

DATE	REVISION	DWG
JANUARY 20, 2025	ORIGINAL SUBMISSION	DP-1

FLAGSHIP DEVELOPMENTS	DATE	SCALE	DRAWING
	JAN 20/25	1:500	DP-1