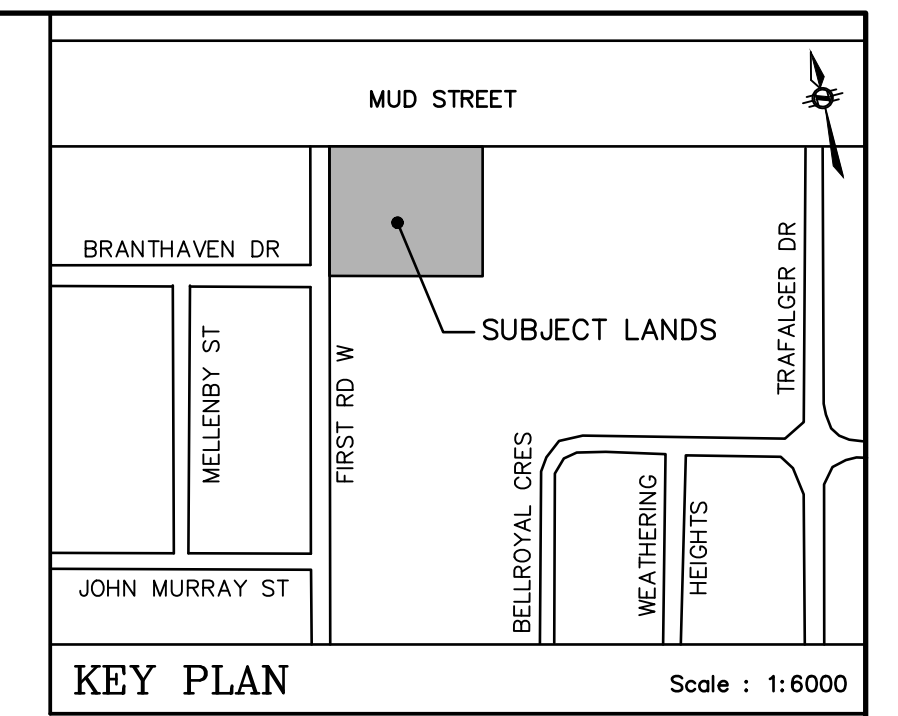
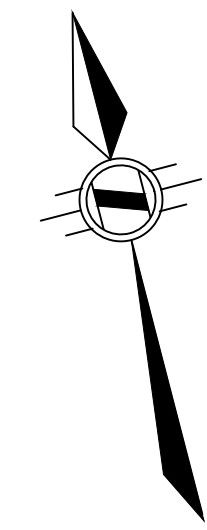


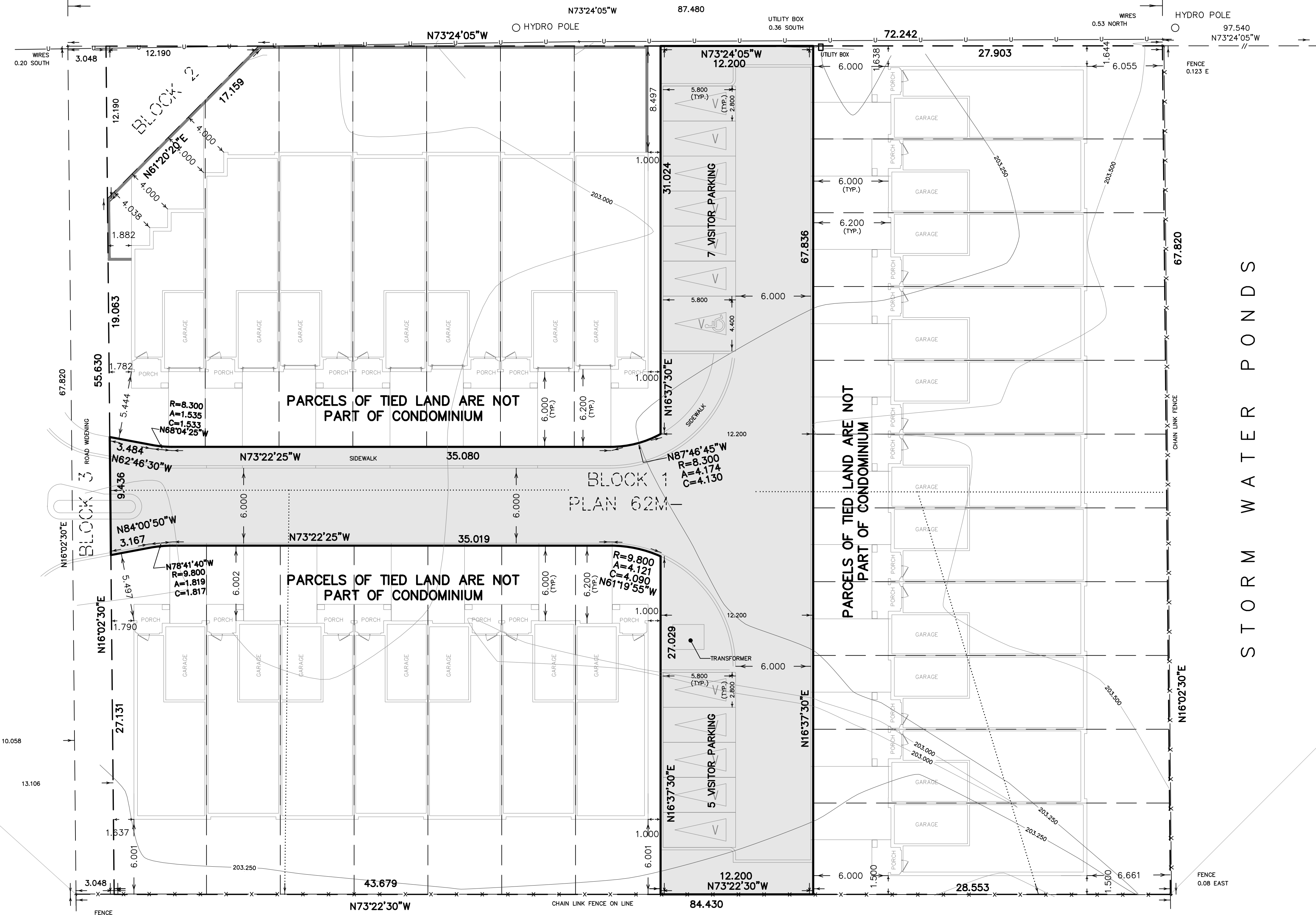
FIRST ROAD WEST
(53.165m WIDTH)
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 26 & 27)
CENTRELINE OF ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 26 & 27

MUD STREET WEST
(60.96 m WIDTH)
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSION 6 AND 7)
COMMONLY KNOWN AS MUD STREET; NAME CHANGED TO
MUD STREET WEST ACCORDING TO BY-LAW No.
R-94-074, REGISTERED AS INSTRUMENT No. VM193855



256 FIRST ROAD WEST
DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM
OF
BLOCK 1
PLAN 62M-
IN THE
CITY OF HAMILTON
SCALE: 1:200 metres

S.D. McLaren, O.L.S. - 2022



STORM WATER PONDS

BLOCK 100

PLAN 62M-1172

SECTION 51 (17) PLANNING ACT – AS REVISED

- | | |
|-------------------|---|
| (A) SHOWN ON PLAN | (G) SHOWN ON PLAN |
| (B) SHOWN ON PLAN | (H) MUNICIPAL PIPED WATER AVAILABLE |
| (C) SHOWN ON PLAN | (I) CLAY LOAM |
| (D) SEE SCHEDULE | (J) SHOWN ON PLAN |
| (E) SHOWN ON PLAN | (K) MUNICIPAL STORM, SANITARY AND WATER SERVICES EXISTING |
| (F) SHOWN ON PLAN | (L) SHOWN ON PLAN |

SCHEDULE

TOTAL AREA OF SITE	= 1181.9 Sq.m
TOTAL NUMBER OF RESIDENTIAL UNITS	= 0 (25 ON PARCELS OF TIED LAND)
TOTAL VISITORS PARKING SPACES	= 12
TOTAL RESIDENTS PARKING SPACES	= 0 (50 ON PARCELS OF TIED LAND)
MAXIMUM BUILDING HEIGHT	= 2 STOREY
CONSTRUCTION TO COMMENCE IN	= 2022

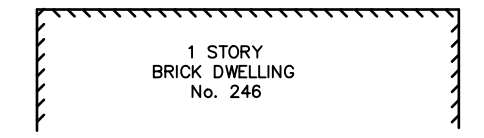
SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
NOVEMBER 11, 2022
DATE
S.D. McLaren, O.L.S.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN.
December 22, 2022
DATE

N73'22'30"W 87.478
PART 1, PLAN 62R-19089
SUBJECT TO AN EASEMENT AS IN INST. W6782960
RESIDENTIAL



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

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032
Drawn MM Checked DG Scale 1:200 Dwg No. 36892-DC