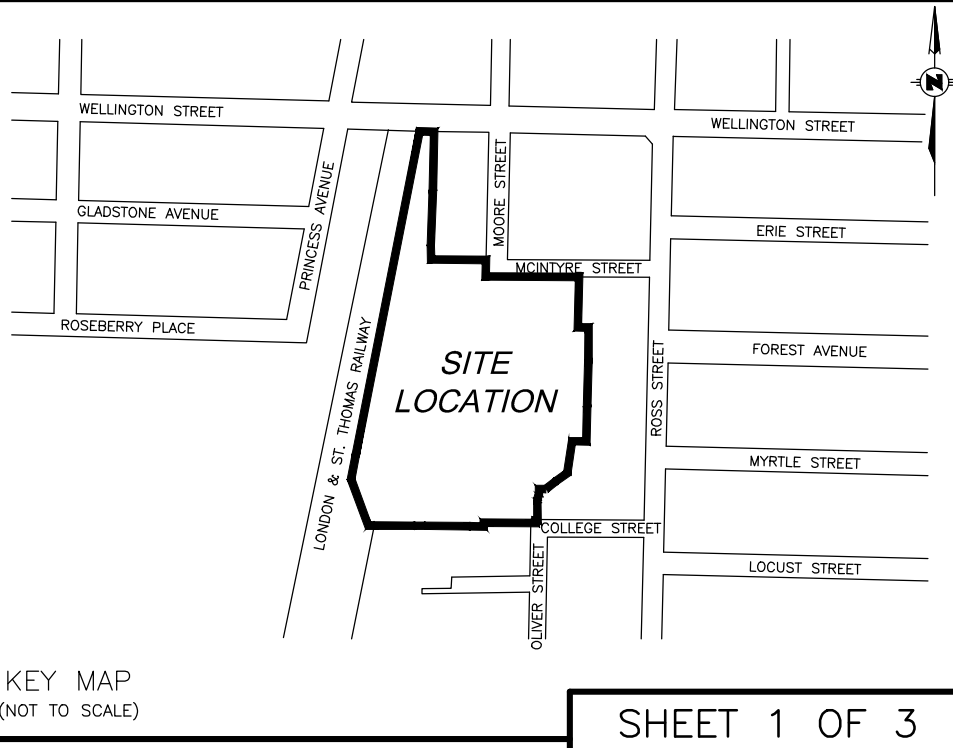


BENCHMARK:
CITY OF ST. THOMAS BENCHMARK No. 2019015
TYPE: BRASS CAP
LOCATION: AT NORTHEAST CORNER OF ALLEY EAST
OF ROSS STREET AND NORTH OF
JAMES STREET, 10cm BELOW GRADE.
ELEVATION: 231.615m

SITE BENCHMARK:
TYPE: CUT CROSS
LOCATION: SET IN NORTHEAST CORNER OF
CONCRETE HYDRO TRANSFORMER PAD
LOCATED ON THE SOUTHWEST CORNER
OF THE INTERSECTION OF MOORE
STREET AND MCINTYRE STREET, 5.7m
SOUTH OF THE CENTRELINE OF
MCINTYRE STREET AND 16.3m WEST
OF THE CENTRELINE OF MOORE
STREET, AS SHOWN ON THE FACE OF
PLAN.
ELEVATION: 231.896m

PLAN VIEW SHOWING PARTS AT ELEVATION 232.00

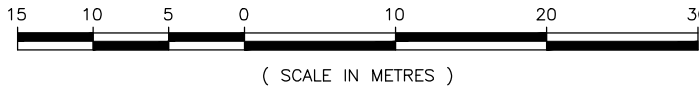
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
DATED _____ DAY OF _____, 20____,
THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE
PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998,
THIS _____ DAY OF _____, 20____.



SHEET 1 OF 3

STRATA DRAFT PLAN OF SUBDIVISION
OF PART OF
**LONDON AND PORT
STANLEY RAILWAY,
REGISTERED PLAN 3**
AND ALL OF
LOTS 69, 70, 71 AND 72
AND PART OF
LOTS 68 AND 73
AND PART OF
MOORE STREET
(CLOSED BY INST. No. STH30182)
REGISTERED PLAN 19,
AND PART OF
LOT 99
(SOUTH OF MOORE STREET)
REGISTERED PLAN 43
AND PART OF
LOTS 1, 2, 3, 4, 5, 6, 7, 8 & 10
IN
BLOCK A
AND PART OF
FOREST AVENUE,
(CLOSED BY INST. No. E391809)
REGISTERED PLAN 122 (YARMOUTH)
AND PART OF
FOREST AVENUE,
REGISTERED PLAN 122 (YARMOUTH)
IN THE
CITY OF ST. THOMAS
COUNTY OF ELGIN
SCALE 1:500 (Metric)

J. PAUL CROCKER
ONTARIO LAND SURVEYOR



LINE	BEARING	DISTANCE
L1	N1°35'25"E	2.244
L2	N88°30'50"W	6.382
L3	N11°02'00"E	4.309
L4	N88°30'50"W	1.219
L5	N1°29'10"E	3.048
L6	N88°30'50"W	1.219
L7	N1°29'10"E	3.048
L8	N10°00'30"W	9.177
L9	N1°32'20"E	5.427
L10	N88°45'10"W	2.940
L11	N1°37'10"E	5.419
L12	N1°29'10"E	2.346
L13	N77°14'30"E	11.004
L14	N1°29'10"E	1.526
L15	N88°30'50"W	4.116
L16	N1°29'10"E	1.526
L17	N88°30'50"W	4.116
L18	N60°49'40"W	6.903
L19	N14°22'55"E	5.229
L20	N52°29'10"E	6.514
L21	N32°04'20"E	6.886
L22	N6°44'25"W	3.439
L23	N42°37'05"E	7.039
L24	N59°49'00"W	5.946
L25	N47°08'00"E	5.258
L26	N1°29'10"E	3.994
L27	N16°29'10"E	1.277
L28	N16°29'10"E	3.074
L29	N88°30'50"W	1.104
L30	N88°30'50"W	6.942
L31	N88°30'50"W	1.105
L32	N16°29'10"E	3.099
L33	N16°29'10"E	3.099
L34	N47°08'00"E	5.432

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT:

- a) AS SHOWN

b) AS SHOWN

c) AS SHOWN

d) AS SHOWN

e) AS SHOWN

f) AS SHOWN
- g) AS SHOWN

h) MUNICIPAL WATER AVAILABLE

i) SILTY CLAY LOAM

j) AS SHOWN

k) STORM & SANITARY SEWERS, HYDRO, GAS

l) AS SHOWN

LAND USE SCHEDULE

BLOCKS 1 & 5 - GREEN SPACE	1.620 ha. (16197.7 sq.m.)
BLOCKS 2, 3 & 4 - MULTI UNIT RESIDENTIAL	1.885 ha. (18852.0 sq.m.)
BLOCK 6 - ROAD, AMENITIES & UTILITIES	0.832 ha. (8324.7 sq.m.)
BLOCK 7 - ACCESS ROAD	0.055 ha. (554.0 sq.m.)
TOTAL SITE AREA:	4.392 ha. (43928.4 sq.m.)

REGISTERED
PLAN 118-5007
P.I.N. 35221-0001(LT)

REGISTERED
PLAN 118-5007
P.I.N. 35221-0001(LT)

REGISTERED
PLAN 118-5007
P.I.N. 35221-0001(LT)

NOTES

BLOCKS 1 AND 5 ARE UNLIMITED VERTICALLY.
BLOCKS 2, 3, 4, 6 AND 7 ARE LIMITED VERTICALLY.
BLOCKS 1, 2, 3, 4, 5, 6 & 7 ARE SUBJECT TO EASEMENT AS
IN INST. No. CT178226.
BLOCKS 2, 4 & 6 ARE SUBJECT TO EASEMENT AS IN INST.
No. CT179644.
BLOCK 5, SEE AGREEMENT E252822.
BLOCKS 2, 3, 4, 6 AND 7 COMPRISE ALL OF P.I.N. 35221-0044(LT)

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE CALLON DIETZ INC. TO SUBMIT THIS PLAN OF PROPOSED
SUBDIVISION TO THE CORPORATION OF THE CITY OF ST. THOMAS FOR APPROVAL.

PATRIOT PROPERTIES INC.

MICHAEL LOEWETH - PRESIDENT

I HAVE THE AUTHORITY
TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED COMPRISING OF
SHEETS 1, 2 & 3 AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND
CORRECTLY SHOWN ON THIS PLAN.

March 4, 2026

DATE

J. PAUL CROCKER
ONTARIO LAND SURVEYOR

METRIC

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

Callon Dietz INCORPORATED

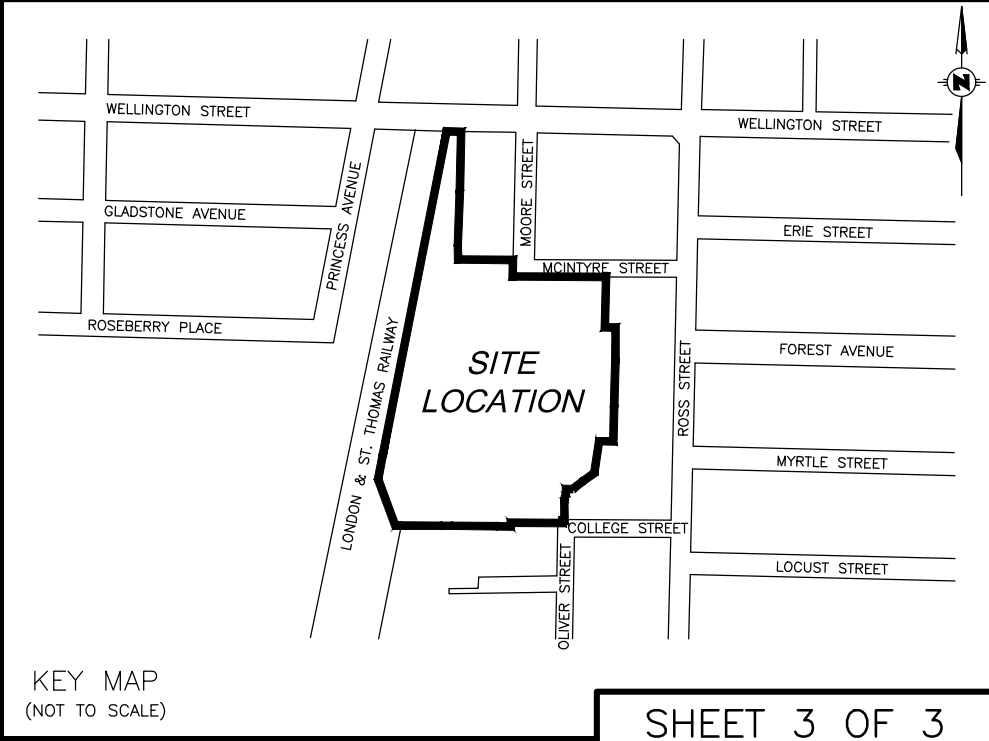
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

SURVEY BY: DRAWN BY: Ian S FILE No: 21-24258 F PLAN No: X-4241

REGISTERED
PLAN 118-5007
P.I.N. 35221-0001(LT)

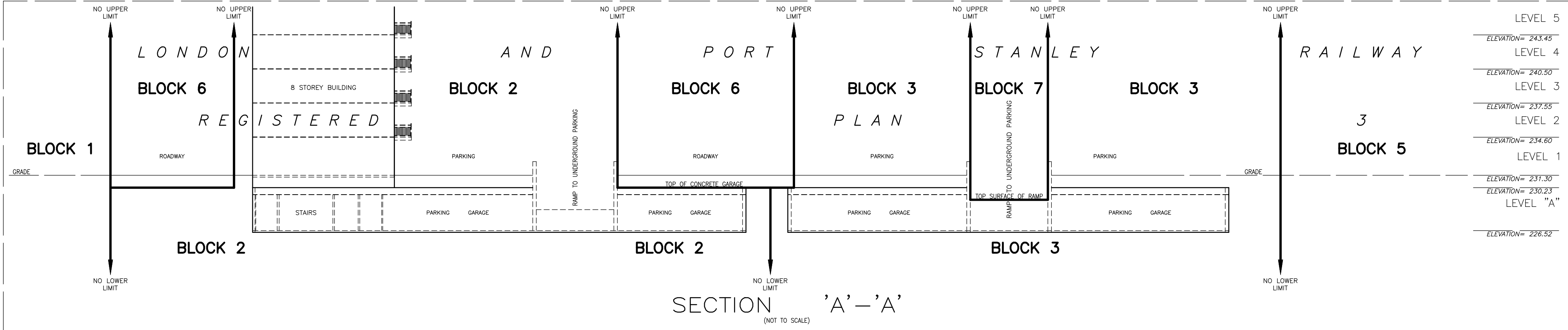
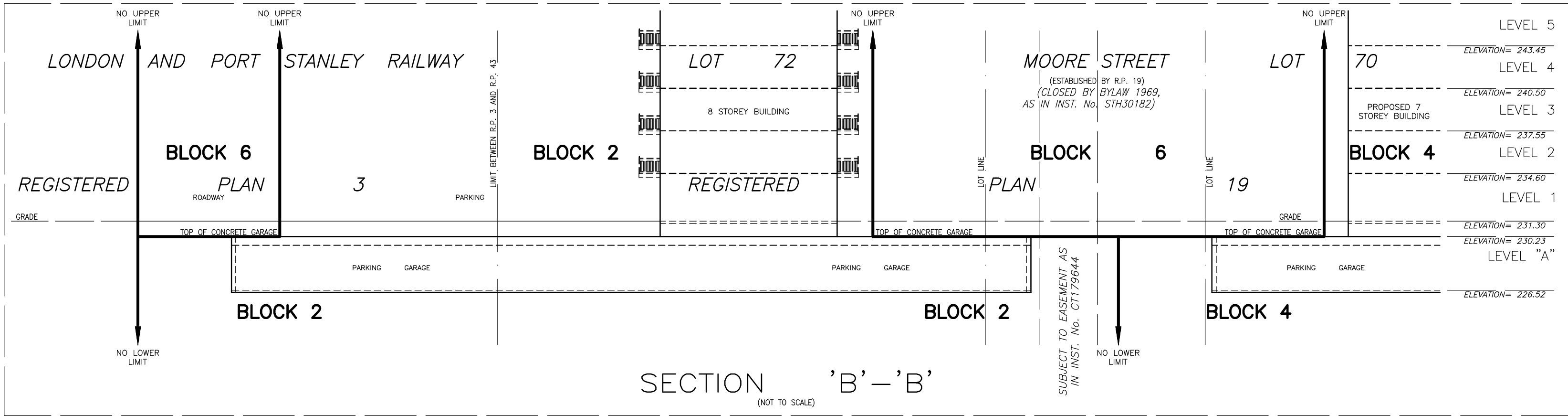
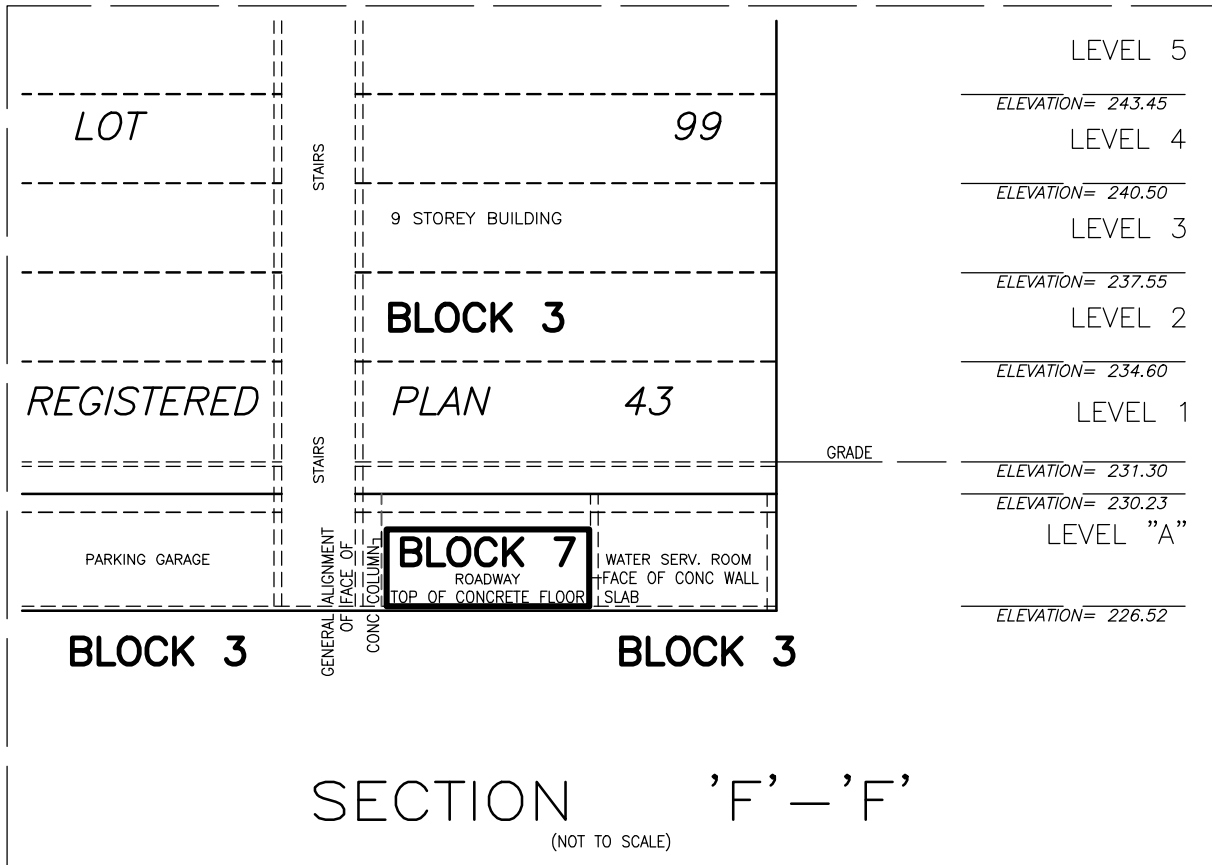
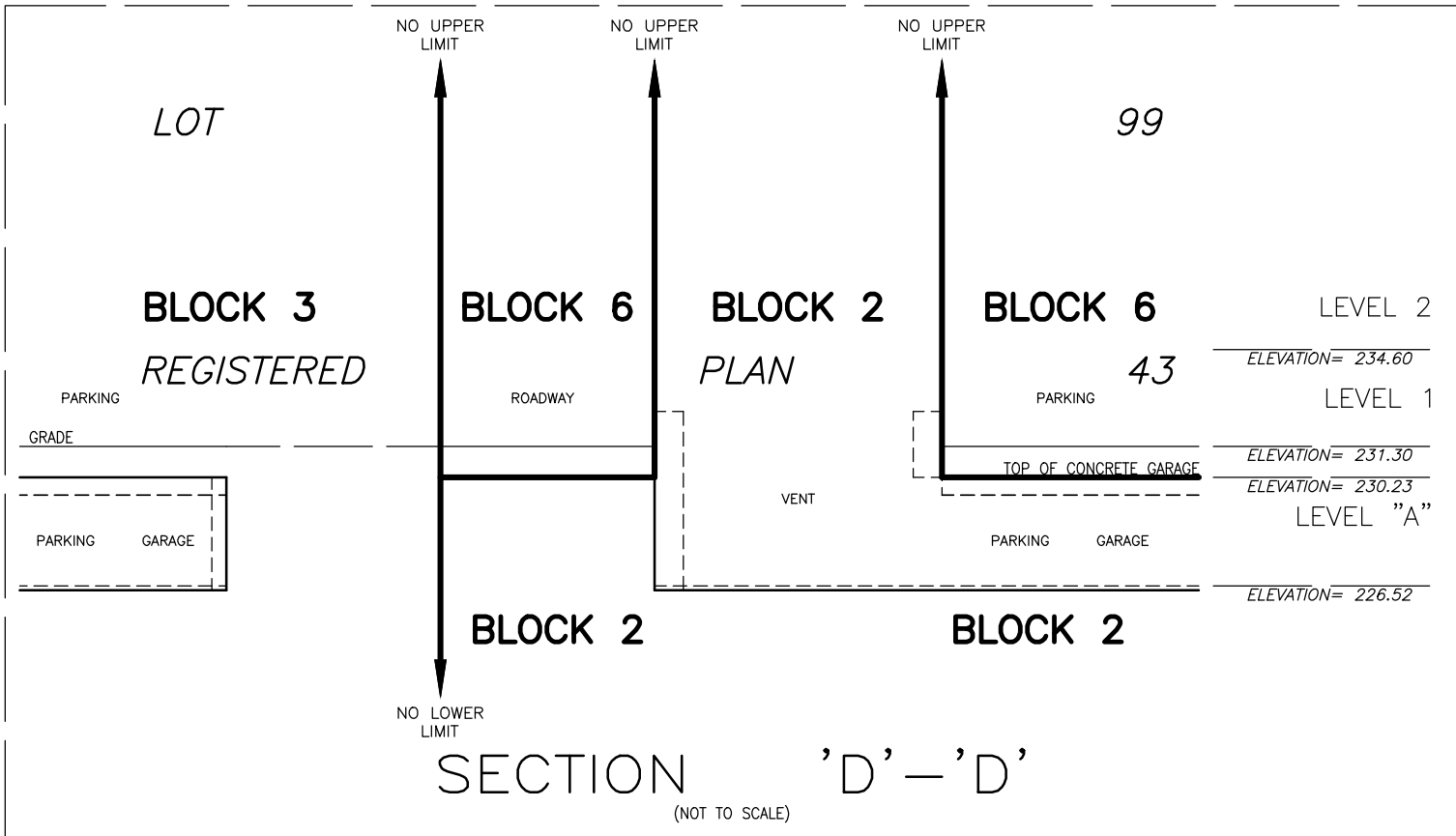
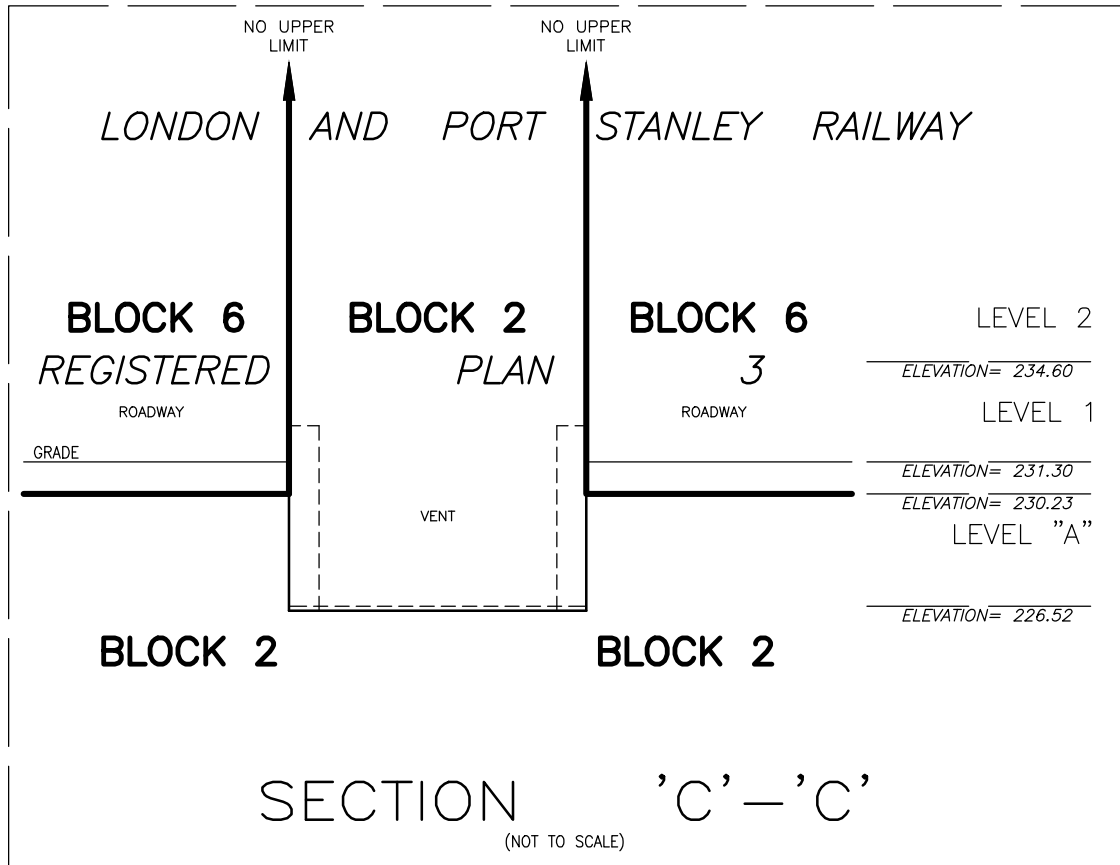
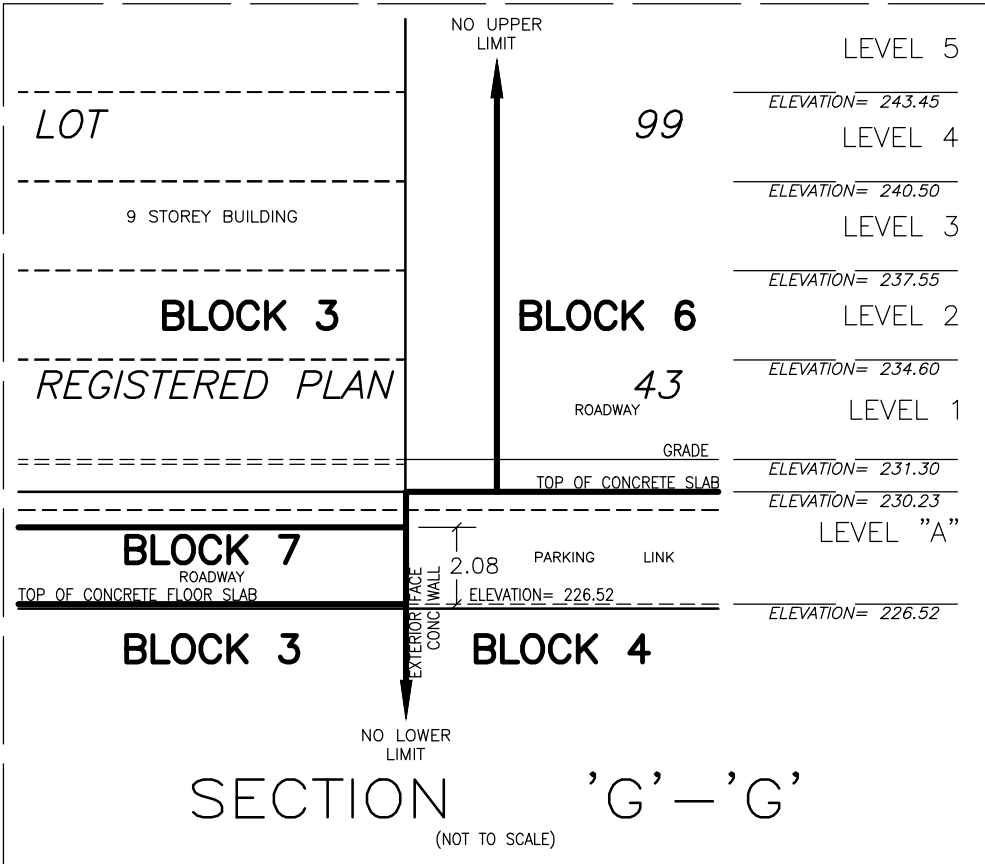
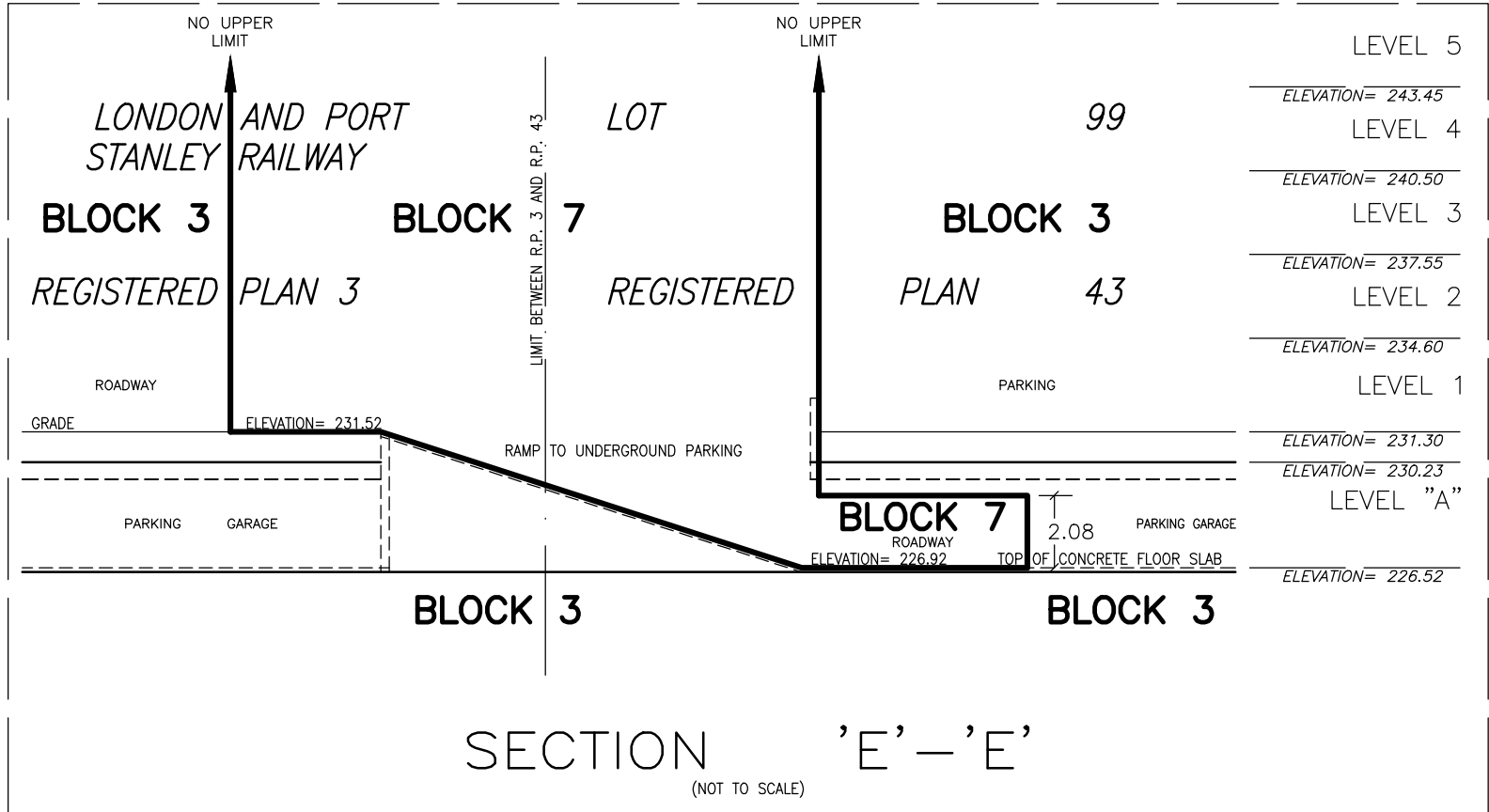
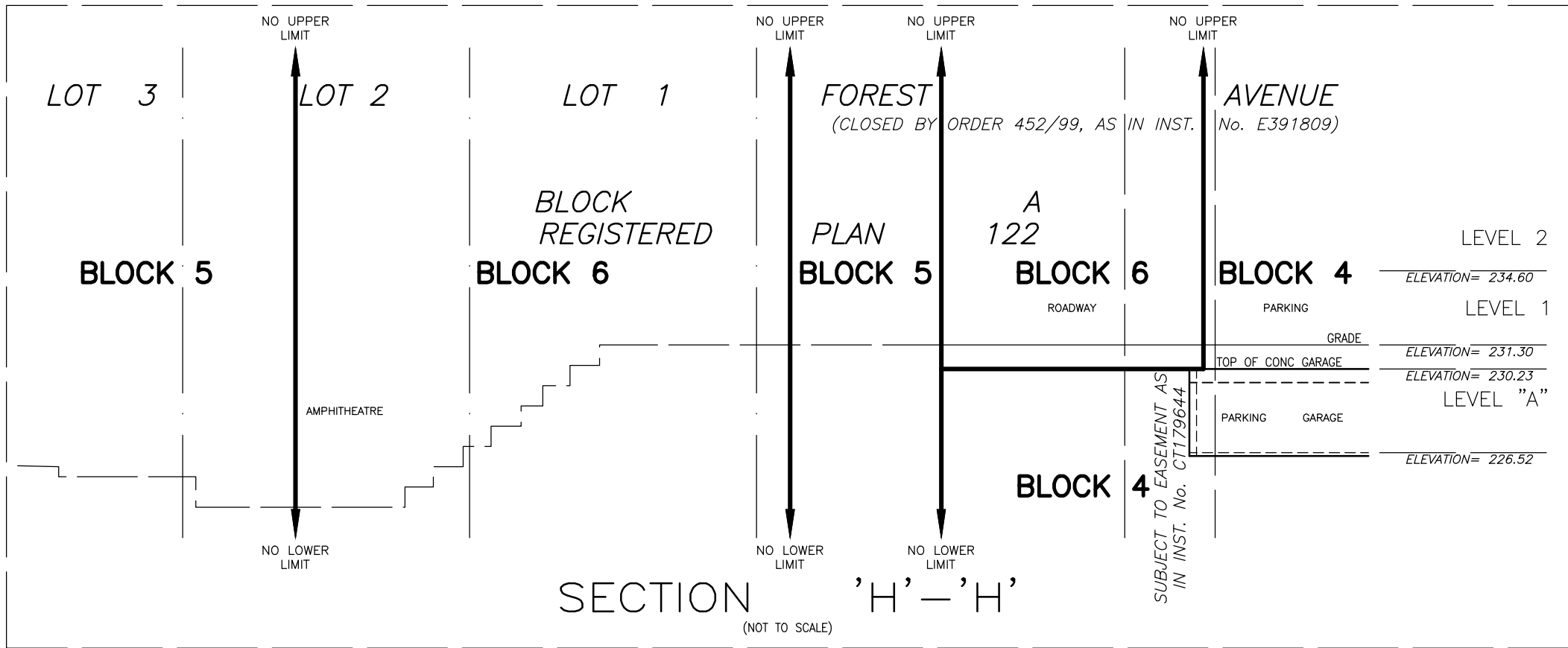
BENCHMARK:
CITY OF ST. THOMAS BENCHMARK No. 2019015
TYPE: BRASS CAP
LOCATION: AT NORTHEAST CORNER OF ALLEY EAST
OF ROSS STREET AND NORTH OF
JAMES STREET, 10cm BELOW GRADE.
ELEVATION: 231.615m

SITE BENCHMARK:
TYPE: CUT CROSS
LOCATION: SET IN NORTHEAST CORNER OF
CONCRETE HYDRO TRANSFORMER PAD
LOCATED ON THE SOUTHWEST CORNER
OF THE INTERSECTION OF MOORE
STREET AND MCINTYRE STREET, 5.7m
SOUTH OF THE CENTRELINE OF
MCINTYRE STREET AND 16.3m WEST
OF THE CENTRELINE OF MOORE
STREET, AS SHOWN ON THE FACE OF
PLAN.
ELEVATION: 231.896m



STRATA DRAFT PLAN OF SUBDIVISION
OF PART OF
**LONDON AND PORT
STANLEY RAILWAY,
REGISTERED PLAN 3**
AND ALL OF
LOTS 69, 70, 71 AND 72
AND PART OF
LOTS 68 AND 73
AND PART OF
MOORE STREET
(CLOSED BY INST. No. STH30182)
REGISTERED PLAN 19,
AND PART OF
LOT 99
(SOUTH OF MOORE STREET)
REGISTERED PLAN 43
AND PART OF
LOTS 1, 2, 3, 4, 5, 6, 7, 8 & 10
IN
BLOCK A
AND PART OF
FOREST AVENUE,
(CLOSED BY INST. No. E391809)
REGISTERED PLAN 122 (YARMOUTH)
AND PART OF
FOREST AVENUE,
IN THE
CITY OF ST. THOMAS
COUNTY OF ELGIN

J. PAUL CROCKER
ONTARIO LAND SURVEYOR



NOTES
BLOCKS 1 AND 5 ARE UNLIMITED VERTICALLY.
BLOCKS 2, 3, 4, 6 AND 7 ARE LIMITED VERTICALLY.
BLOCKS 1, 2, 3, 4, 5, 6 & 7 ARE SUBJECT TO EASEMENT AS
IN INST. No. CT178226.
BLOCKS 2, 4 & 6 ARE SUBJECT TO EASEMENT AS IN INST.
No. CT179644.
BLOCK 5, SEE AGREEMENT E252822.
BLOCKS 2, 3, 4, 6 AND 7 COMPRISE ALL OF P.I.N. 35221-0044(LT)

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

Callon & Dietz INCORPORATED

ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY

info@callondietz.com callondietz.com

SURVEY BY: DRAWN BY: Ian S FILE No: 21-24258 F PLAN No: X-4241-2

1006051

BENCHMARK:
CITY OF ST. THOMAS BENCHMARK No. 2019015
TYPE: BRASS CAP
LOCATION: AT NORTHEAST CORNER OF ALLEY EAST
OF ROSS STREET AND NORTH OF
JAMES STREET, 10cm BELOW GRADE.
ELEVATION: 231.615m

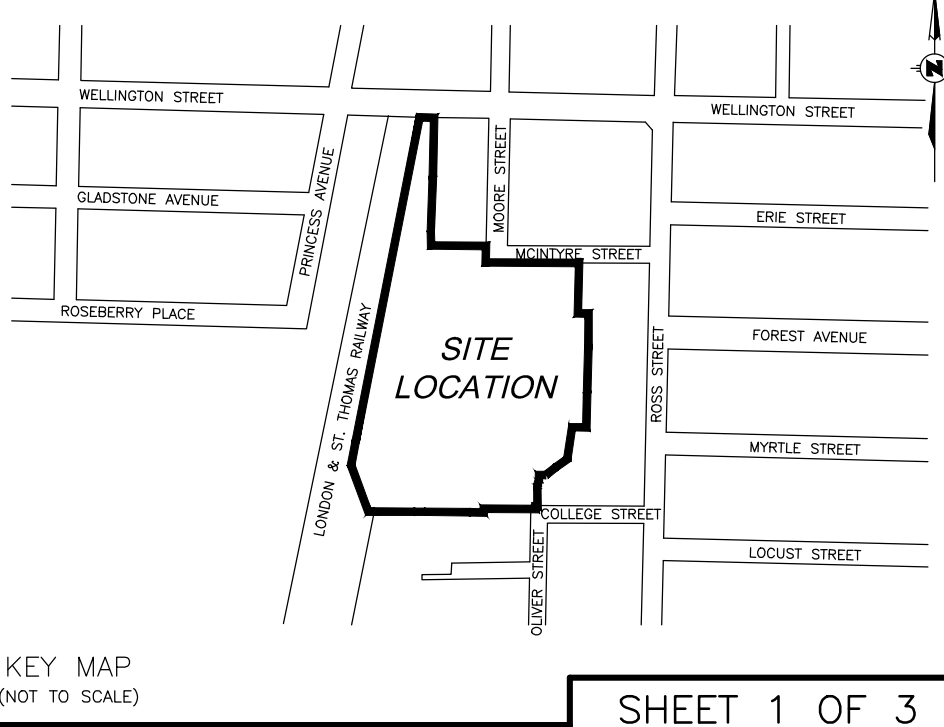
SITE BENCHMARK:

TYPE: CUT CROSS
LOCATION: SET IN NORTHEAST CORNER OF
CONCRETE HYDRO TRANSFORMER PAD
LOCATED ON THE SOUTHWEST CORNER
OF THE INTERSECTION OF MOORE
STREET AND MCINTYRE STREET, 5.7m
SOUTH OF THE CENTRELINE OF
MCINTYRE STREET AND 16.3m WEST
OF THE CENTRELINE OF MOORE
STREET, AS SHOWN ON THE FACE OF
PLAN.
ELEVATION: 231.896m

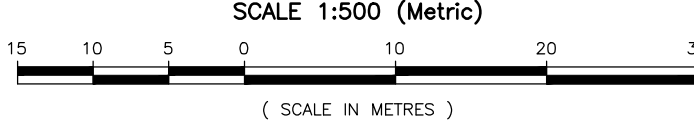
PLAN VIEW SHOWING PARTS AT ELEVATION 232.00

LINE	BEARING	DISTANCE
L1	N1°35'25"E	2.244
L2	N88°30'50"W	6.382
L3	N11°02'00"E	4.309
L4	N88°30'50"W	1.219
L5	N1°29'10"E	3.048
L6	N88°30'50"W	1.219
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L21	N32°04'20"E	6.886
L22	N6°44'25"W	3.439
L23	N42°37'05"E	7.039
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L27	N16°29'10"E	1.277
L28	N16°29'10"E	3.074
L29	N88°30'50"W	1.104
L30	N88°30'50"W	6.942
L31	N88°30'50"W	1.105
L32	N16°29'10"E	3.099
L33	N16°29'10"E	3.099
L34	N47°08'00"E	5.432

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
DATED _____ DAY OF _____, 20____,
THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE
PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998,
THIS _____ DAY OF _____, 20____.



STRATA DRAFT PLAN OF SUBDIVISION
OF PART OF
**LONDON AND PORT
STANLEY RAILWAY,
REGISTERED PLAN 3**
AND ALL OF
LOTS 69, 70, 71 AND 72
AND PART OF
LOTS 68 AND 73
AND PART OF
MOORE STREET
(CLOSED BY INST. No. STH30182)
REGISTERED PLAN 19,
AND PART OF
LOT 99
(SOUTH OF MOORE STREET)
REGISTERED PLAN 43
AND PART OF
LOTS 1, 2, 3, 4, 5, 6, 7, 8 & 10
IN
BLOCK A
AND PART OF
FOREST AVENUE,
(CLOSED BY INST. No. E391809)
REGISTERED PLAN 122 (YARMOUTH)
AND PART OF
FOREST AVENUE,
REGISTERED PLAN 122 (YARMOUTH)
IN THE
CITY OF ST. THOMAS
COUNTY OF ELGIN
SCALE 1:500 (Metric)



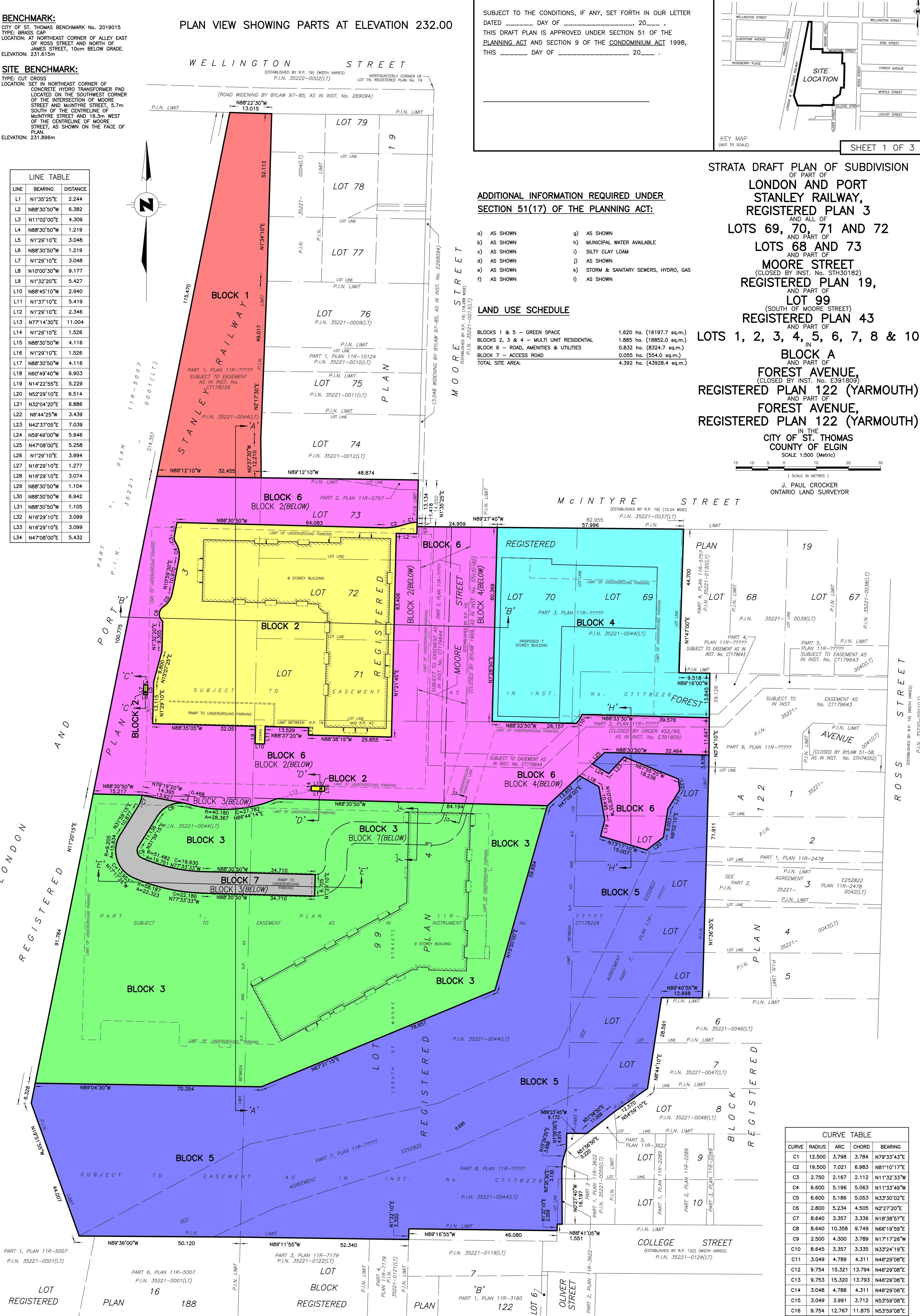
J. PAUL CROCKER
ONTARIO LAND SURVEYOR

**ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT:**

- | | |
|-------------|--|
| a) AS SHOWN | g) AS SHOWN |
| b) AS SHOWN | h) MUNICIPAL WATER AVAILABLE |
| c) AS SHOWN | i) SILTY CLAY LOAM |
| d) AS SHOWN | j) AS SHOWN |
| e) AS SHOWN | k) STORM & SANITARY SEWERS, HYDRO, GAS |
| f) AS SHOWN | l) AS SHOWN |

LAND USE SCHEDULE

BLOCKS 1 & 5 - GREEN SPACE	1.620 ha. (16197.7 sq.m.)
BLOCKS 2, 3 & 4 - MULTI UNIT RESIDENTIAL	1.885 ha. (18852.0 sq.m.)
BLOCK 6 - ROAD, AMENITIES & UTILITIES	0.832 ha. (8324.7 sq.m.)
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TOTAL SITE AREA:	4.392 ha. (43928.4 sq.m.)



NOTES

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IN INST. No. CT178226.
BLOCKS 2, 4 & 6 ARE SUBJECT TO EASEMENT AS IN INST.
No. CT179644.
BLOCK 5, SEE AGREEMENT E252822.
BLOCKS 2, 3, 4, 6 AND 7 COMPRISE ALL OF P.I.N. 35221-0044(LT)

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE CALLON DIETZ INC. TO SUBMIT THIS PLAN OF PROPOSED
SUBDIVISION TO THE CORPORATION OF THE CITY OF ST. THOMAS FOR APPROVAL.

PATRIOT PROPERTIES INC.

MICHAEL LOEWETH - PRESIDENT
I HAVE THE AUTHORITY
TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED COMPRISING OF
SHEETS 1, 2 & 3 AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND
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J. PAUL CROCKER
ONTARIO LAND SURVEYOR

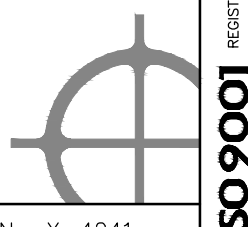
METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
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Callon Dietz INCORPORATED

ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

SURVEY BY: DRAWN BY: Ian S FILE No: 21-24258 F PLAN No: X-4241



TYPE: CUT CROSS
LOCATION: SET IN NORTHEAST CORNER OF
CONCRETE HYDRO TRANSFORMER PAD
LOCATED ON THE SOUTHWEST CORNER
OF THE INTERSECTION OF MOORE
STREET AND MCINTYRE STREET, 5.7m
SOUTH OF THE CENTRELIN OF
MCINTYRE STREET AND 16.3m WEST
OF THE CENTRELIN OF MOORE
STREET, AS SHOWN ON THE FACE OF
PLAN.
ELEVATION: 231.896m

WELLINGTON STREET

KEY MAP
(NOT TO SCALE)

WELLINGTON STREET
GLADSTONE AVENUE
ROSEBERRY PLACE
PRINCESS ALICE
COLQUHOUN ST. THOMAS WALKER
MOOSE STREET
WELLINGTON STREET
ERIE STREET
FOREST AVENUE
MIDDLE STREET
LOCUST STREET
COLLEGE STREET

SITE LOCATION

SHEET 2 OF 3

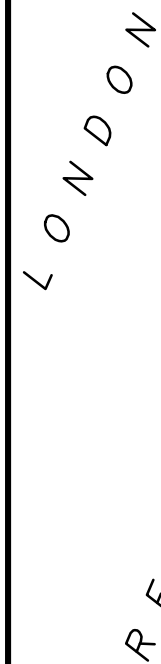
SCALE 1:500 (Metric)



(SCALE IN METRES)

J. PAUL CROCKER
ONTARIO LAND SURVEYOR

LINE TABLE		
L1	BEARING	DISTANCE
L1	S35°25'E	2.244
L2	N88°30'50"W	6.382
L3	N1°02'00"E	4.309
L4	N88°30'50"W	1.219
L5	N1°29'10"E	3.048
L6	N88°30'50"W	1.219
L7	N1°29'10"E	3.048
L8	N10°00'30"W	9.177
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L32	N16°29'10"E	3.099
L33	N16°29'10"E	3.099
L34	N47°08'00"E	5.432



CURVE TABLE			
CURVE	RADIUS	ARC	CHORD BEARING
C1	12.500	3.798	3.784 N79°33'43"E
C2	19.500	7.021	6.983 N81°10'17"E
C3	2.750	2.167	2.112 N11°32'33"W
C4	6.600	5.196	5.063 N11°33'49"W
C5	6.600	5.186	5.053 N33°30'02"E
C6	8.800	5.234	4.505 N27°27'20"E
C7	8.640	3.357	3.336 N18°38'57"E
C8	8.640	10.358	9.749 N66°19'59"E
C9	2.500	4.300	3.789 N17°12'26"W
C10	8.645	3.357	3.335 N3°24'19"E
C11	3.049	4.789	4.311 N46°29'08"E
C12	9.754	15.321	13.794 N46°29'08"E
C13	9.753	15.320	13.793 N46°29'08"E
C14	3.048	4.788	4.311 N46°29'08"E
C15	3.049	4.791	4.312 N53°59'08"E
C16	9.754	12.967	11.875 N53°59'08"E

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Patriot Properties Inc.

MICHAEL LOEWITH - PRESIDENT

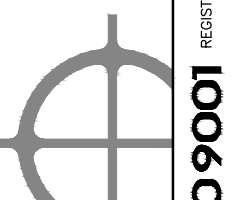
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J. PAUL CROCKER
ONTARIO LAND SURVEYOR

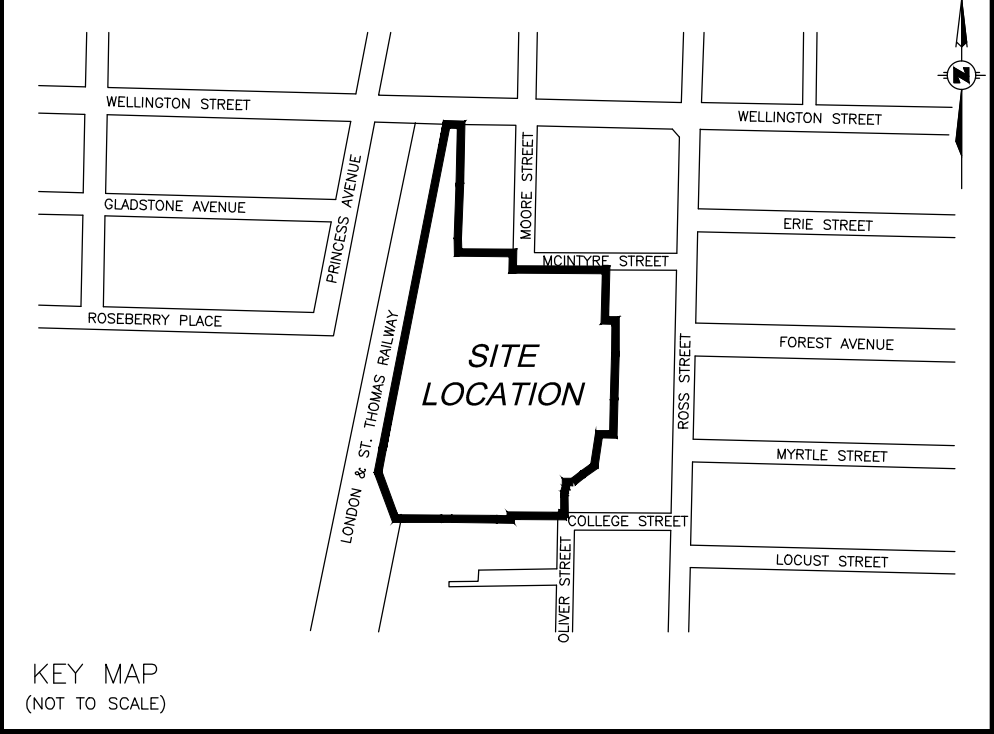
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Callon + Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com



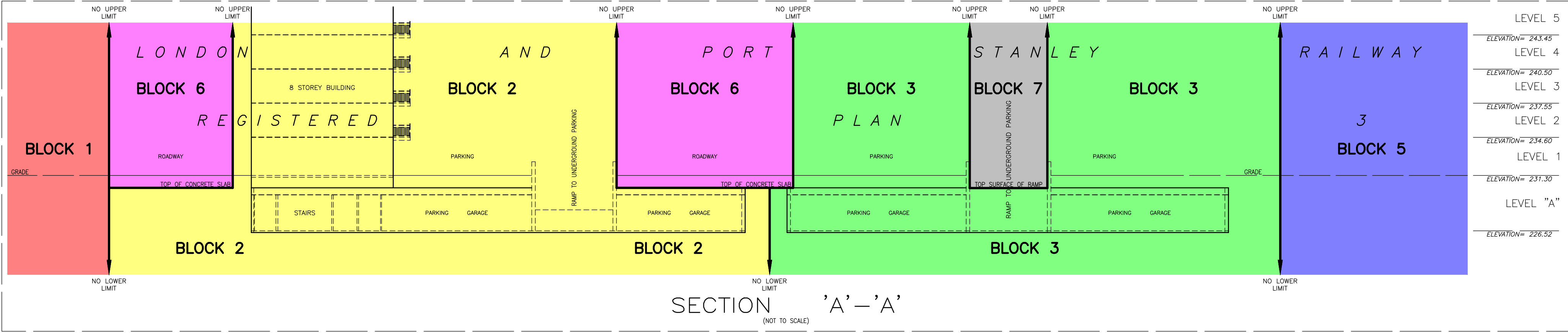
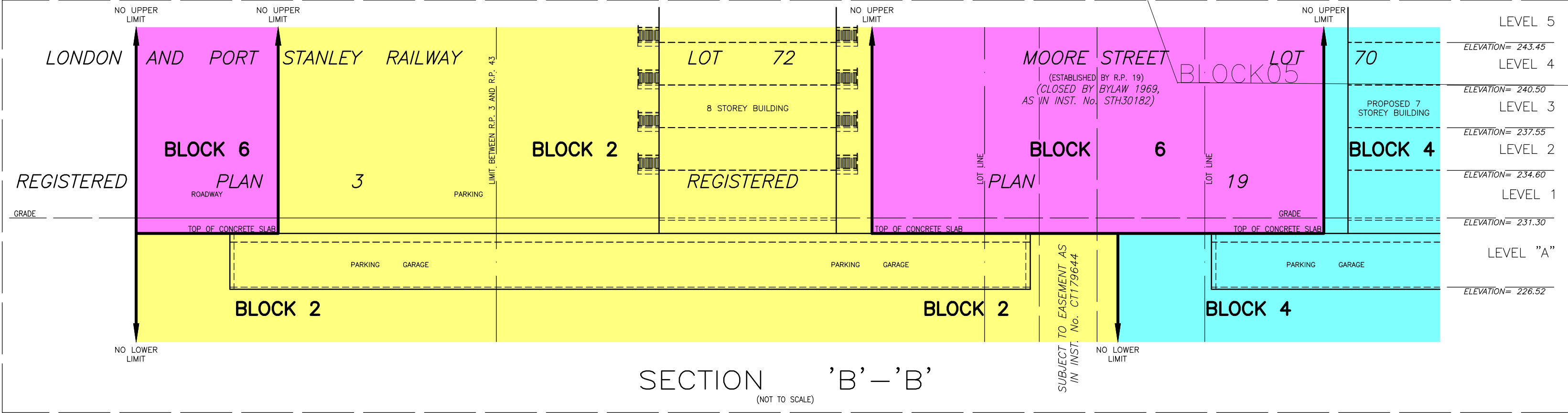
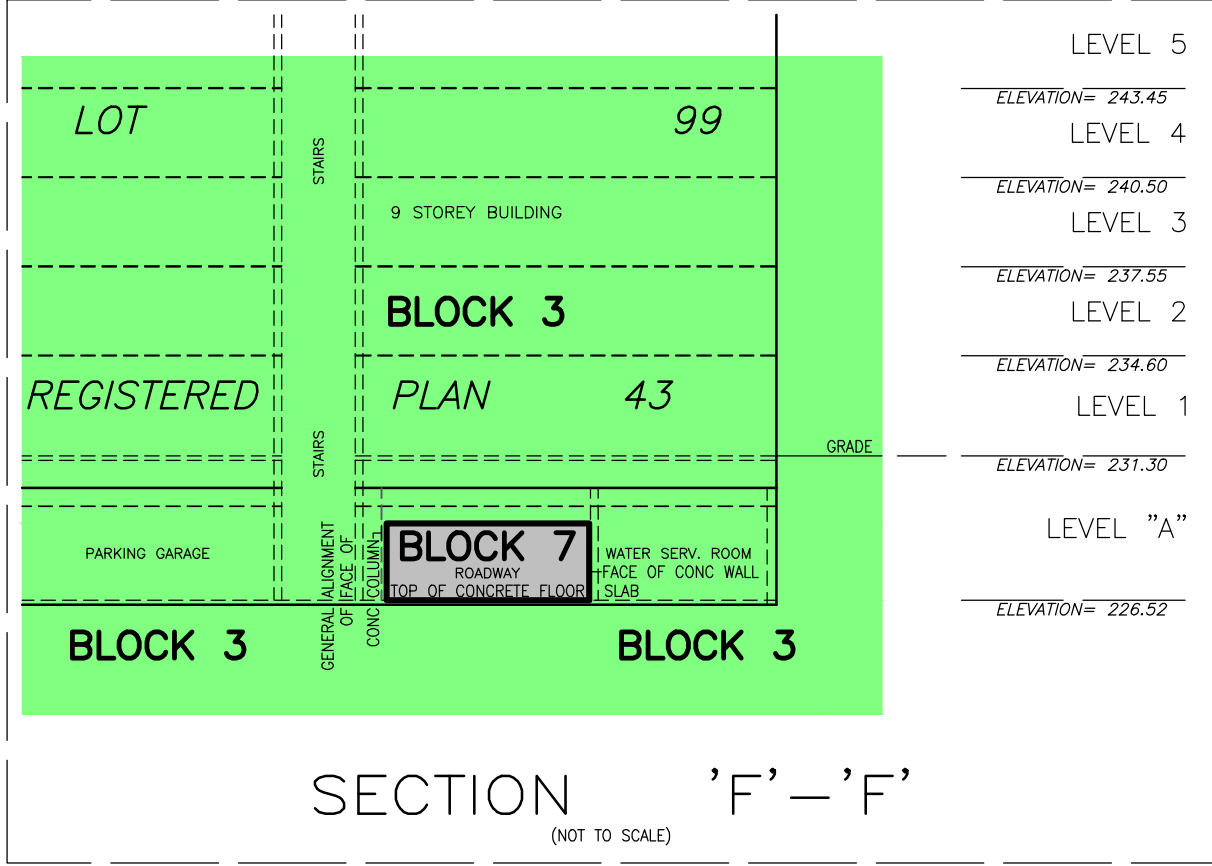
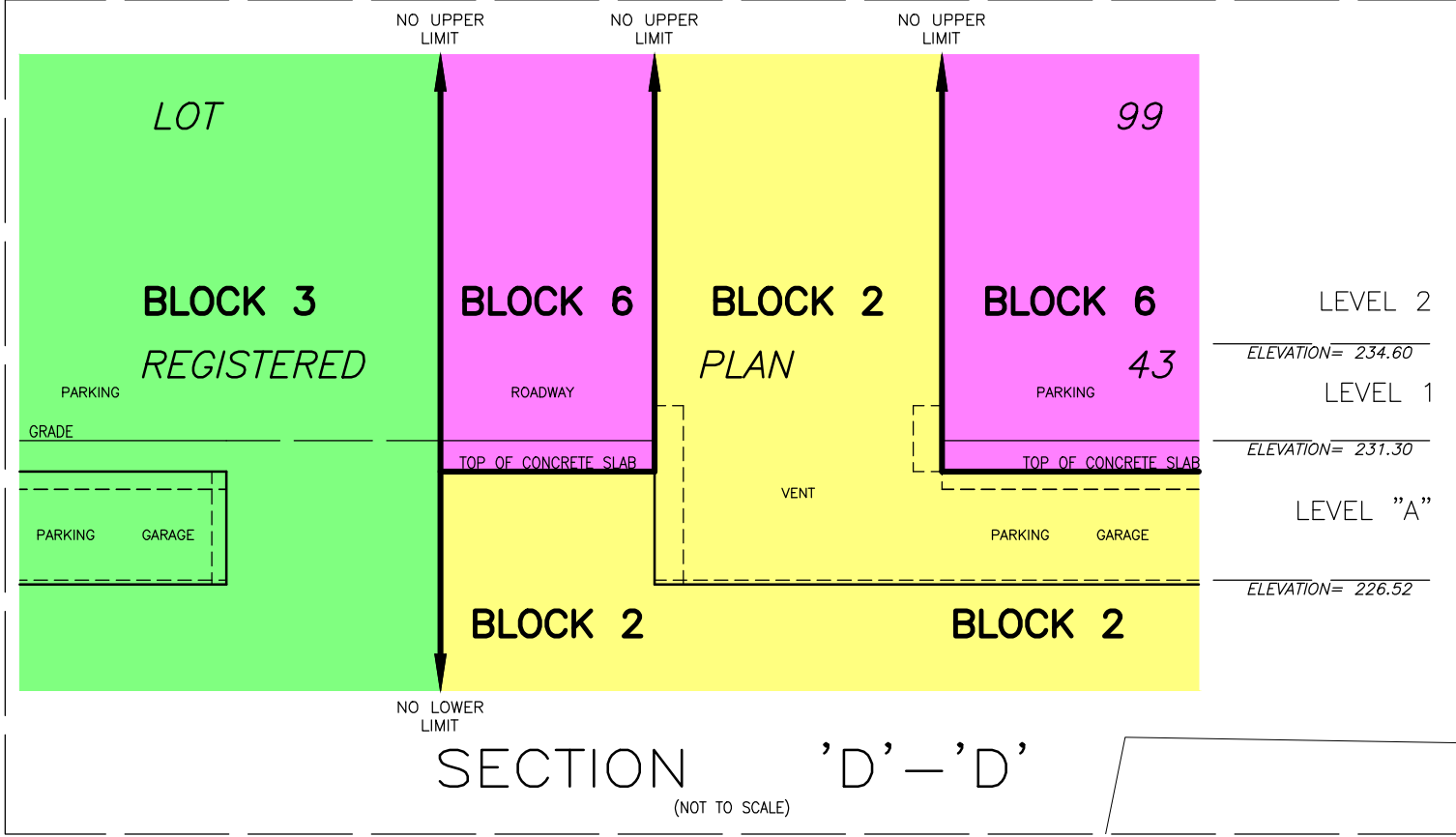
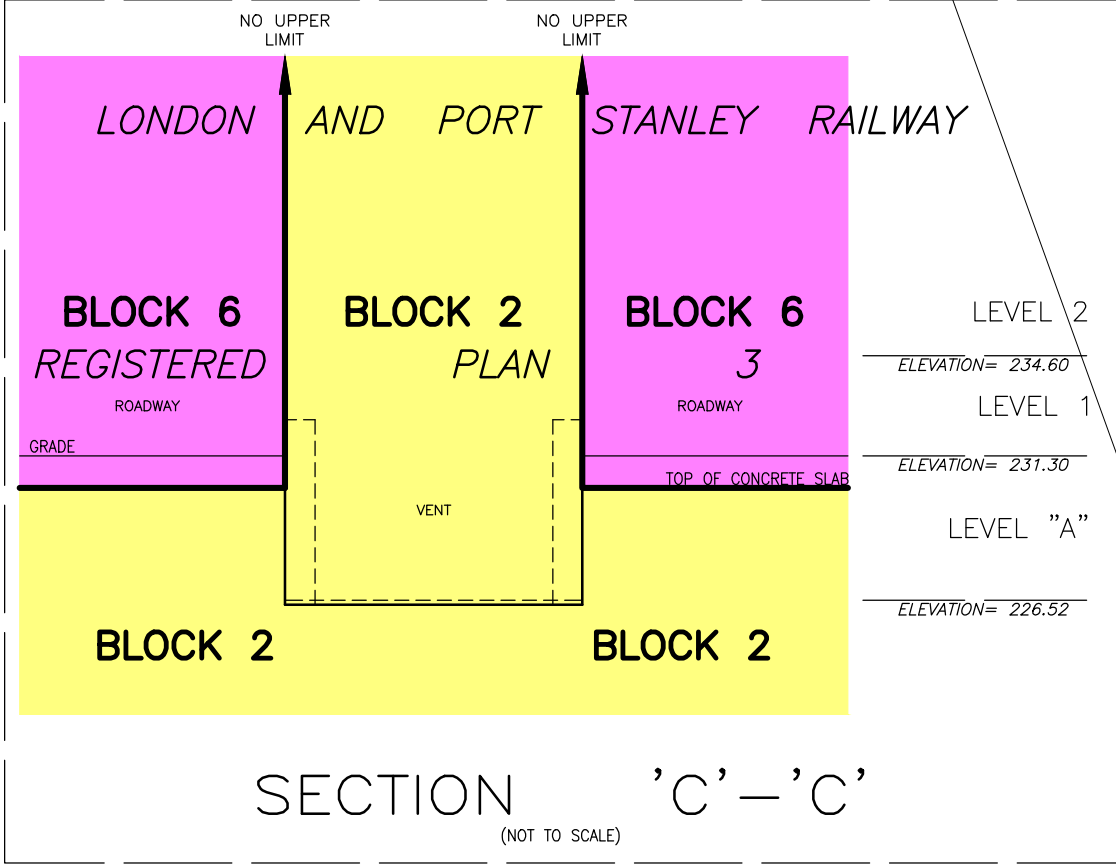
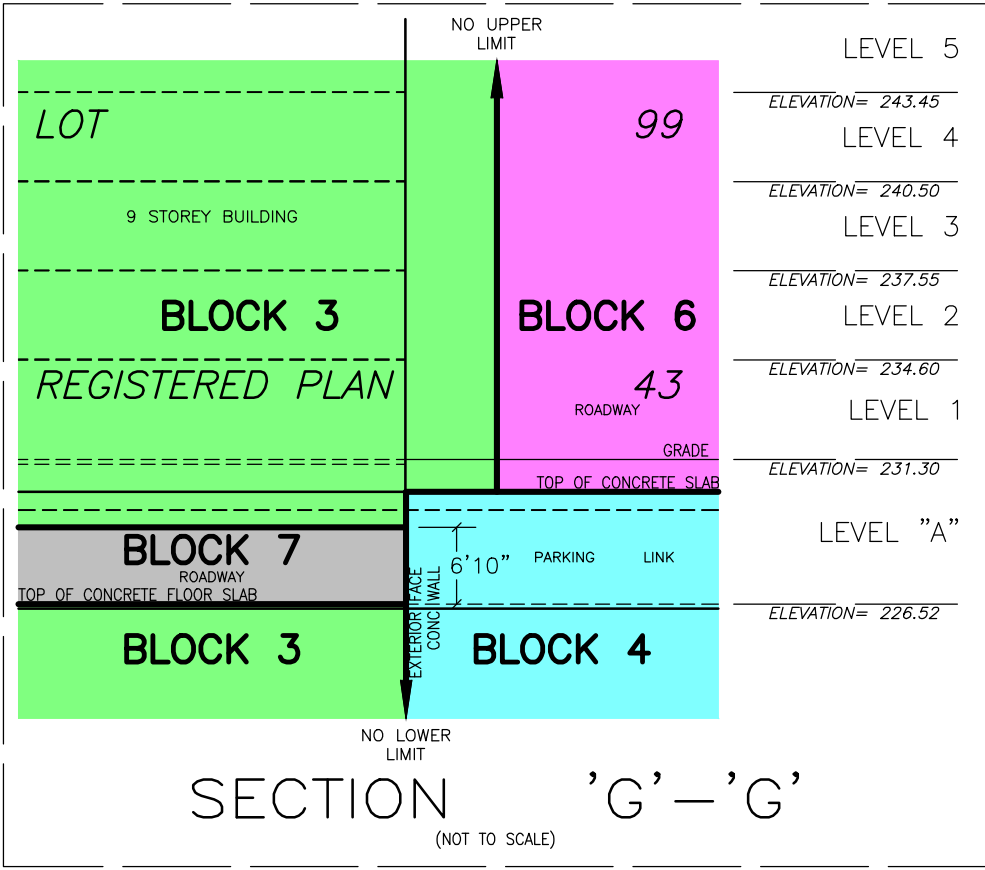
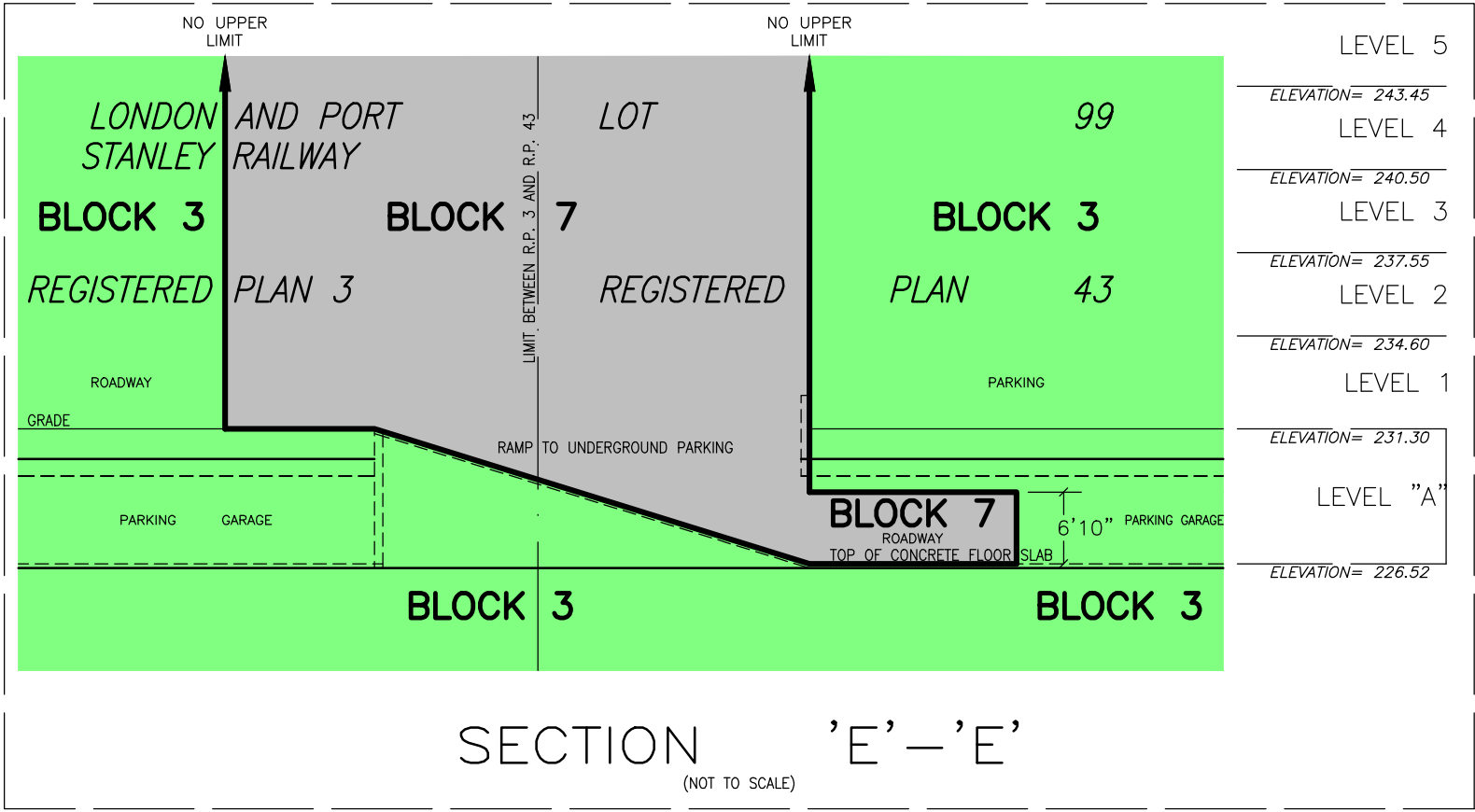
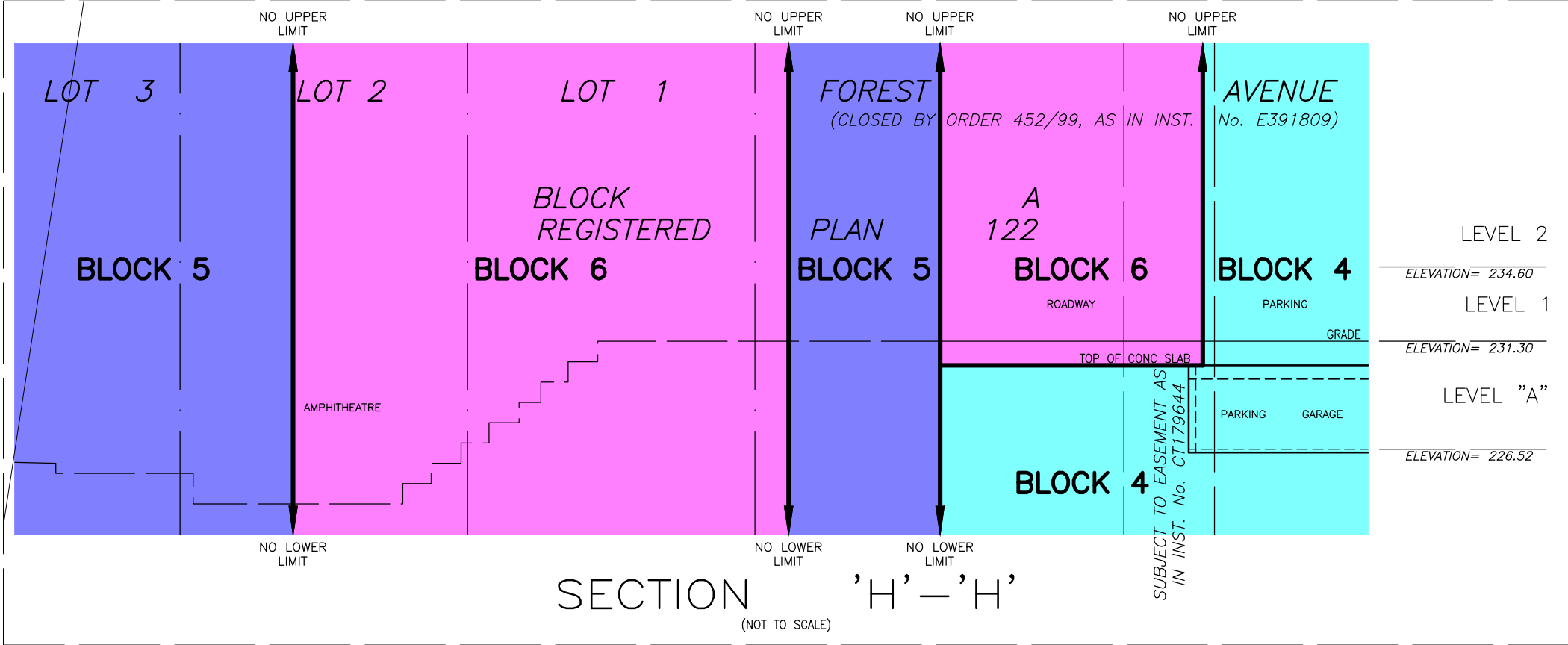
BENCHMARK:
CITY OF ST. THOMAS BENCHMARK No. 2019015
TYPE: BRASS CAP
LOCATION: AT NORTHEAST CORNER OF ALLEY EAST
OF ROSS STREET AND NORTH OF
JAMES STREET, 10cm BELOW GRADE.
ELEVATION: 231.615m

SITE BENCHMARK:
TYPE: CUT CROSS
LOCATION: SET IN NORTHEAST CORNER OF
CONCRETE HYDRO TRANSFORMER PAD
LOCATED ON THE SOUTHWEST CORNER
OF THE INTERSECTION OF MOORE
STREET AND MCINTYRE STREET, 5.7m
SOUTH OF THE CENTRELINE OF
MCINTYRE STREET AND 16.3m WEST
OF THE CENTRELINE OF MOORE
STREET, AS SHOWN ON THE FACE OF
PLAN.
ELEVATION: 231.896m



STRATA DRAFT PLAN OF SUBDIVISION
OF PART OF
**LONDON AND PORT
STANLEY RAILWAY,
REGISTERED PLAN 3**
AND ALL OF
LOTS 69, 70, 71 AND 72
AND PART OF
LOTS 68 AND 73
AND PART OF
MOORE STREET
(CLOSED BY INST. No. STH30182)
REGISTERED PLAN 19,
AND PART OF
LOT 99
(SOUTH OF MOORE STREET)
REGISTERED PLAN 43
AND PART OF
LOTS 1, 2, 3, 4, 5, 6, 7, 8 & 10
IN
BLOCK A
AND PART OF
FOREST AVENUE,
(CLOSED BY INST. No. E391809)
REGISTERED PLAN 122 (YARMOUTH)
AND PART OF
FOREST AVENUE,
IN THE
CITY OF ST. THOMAS
COUNTY OF ELGIN

J. PAUL CROCKER
ONTARIO LAND SURVEYOR



NOTES
BLOCKS 1 AND 5 ARE UNLIMITED VERTICALLY.
BLOCKS 2, 3, 4, 6 AND 7 ARE LIMITED VERTICALLY.
BLOCKS 1, 2, 3, 4, 5, 6 & 7 ARE SUBJECT TO EASEMENT AS
IN INST. No. CT178226.
BLOCKS 2, 4 & 6 ARE SUBJECT TO EASEMENT AS IN INST.
No. CT179644.
BLOCK 5, SEE AGREEMENT E252822.
BLOCKS 2, 3, 4, 6 AND 7 COMPRISE ALL OF P.I.N. 35221-0044(LT)

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

Callon & Dietz INCORPORATED

ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY

info@callondietz.com callondietz.com

SURVEY BY: DRAWN BY: Ian S FILE No: 21-24258 F PLAN No: X-4241-2

1006051