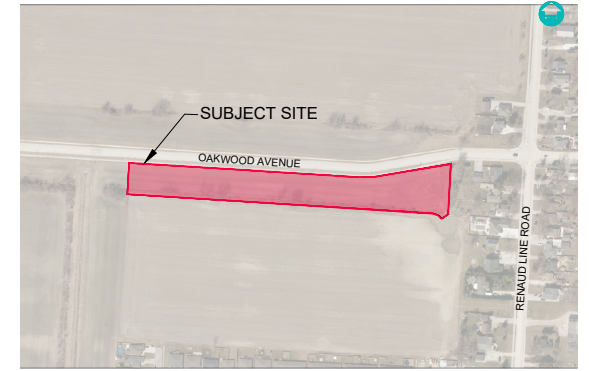
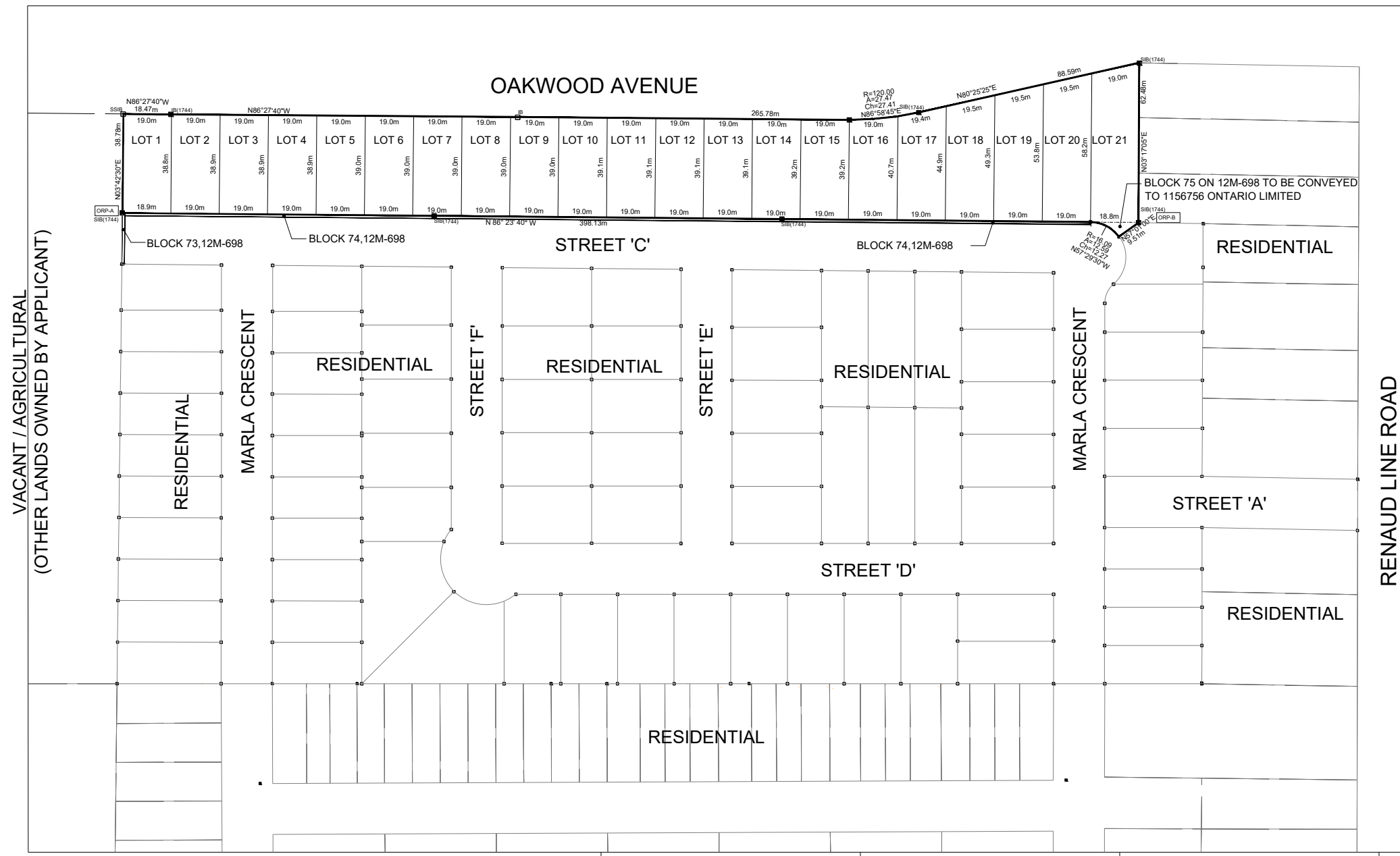




VACANT / AGRICULTURAL



KEY PLAN
N.T.S.

SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2021)

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999834.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4683375.93	E355118.00
ORP-B	N4683350.92	E355515.30

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISON, A ROTATION OF 01° 11' 35" CLOCKWISE WAS APPLIED TO (P) & (P1) TO CONVERT TO GRID BEARINGS.

■ DENOTES SURVEY MONUMENT FOUND	(1201) DENOTES ROSS A. CLARKE, O.L.S.
□ DENOTES SURVEY MONUMENT SET	(1341) DENOTES RICHARD MURRAY, O.L.S.
SIB DENOTES STANDARD IRON BAR	(KVL) DENOTES VERHAEGEN AND BEZAIRE LTD., O.L.S.
SSIB DENOTES SHORT STANDARD IRON BAR	(A) DENOTES C.G.R. ARMSTRONG, O.L.S.
IB DENOTES IRON BAR	(P) DENOTES PLAN 12R-21144
PB DENOTES PLASTIC BAR	(P1) DENOTES PLAN 12R-22568
WIT DENOTES WITNESS	(OU) DENOTES ORIGIN UNKNOWN
(M) DENOTES MEASURED	S DENOTES SET
(JDB) DENOTES J.D. BARNES LIMITED	I DENOTES PERPENDICULAR
(1744) DENOTES VERHAEGEN LAND SURVEYORS	
(1194) DENOTES J.B. SMEETON, O.L.S.	

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

Draft Plan of Subdivision

PLAN OF SURVEY
OF PART OF LOT 4,
CONCESSION EAST OF PUCE RIVER
GEOGRAPHIC TOWNSHIP OF MAIDSTONE
NOW IN THE TOWN OF LAKESHORE
COUNTY OF ESSEX, ONTARIO
KNOWN AS PART 11 ON PLAN 12R-21144

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: April 13, 2023 SIGNED: 1156756 ONTARIO LIMITED

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

DATE: April 13, 2023 SIGNED: ROY A. SIMONE ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17) OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) RESIDENTIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTONE CLAY
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

STATISTICS

SINGLE DETACHED RESIDENTIAL = LOTS 1 TO 21 (INCL.)
TO BE CONVEYED TO 1156756 = BLOCK 75 12M698
ONTARIO LIMITED

AREAS

SINGLE DETACHED RESIDENTIAL = 1.67ha (4.13ac)
TO BE CONVEYED TO 1156756 = 0.004ha (0.01ac)
ONTARIO LIMITED

TOTAL AREA = 1.674 ha (4.14 acres)



APRIL 03, 2023
Project No. 22-4819

37-T-XXXXX

Scale: 1:2000 (11x17)
1:1000 (22x34)