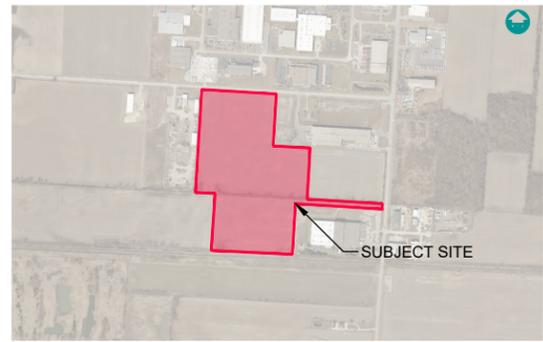
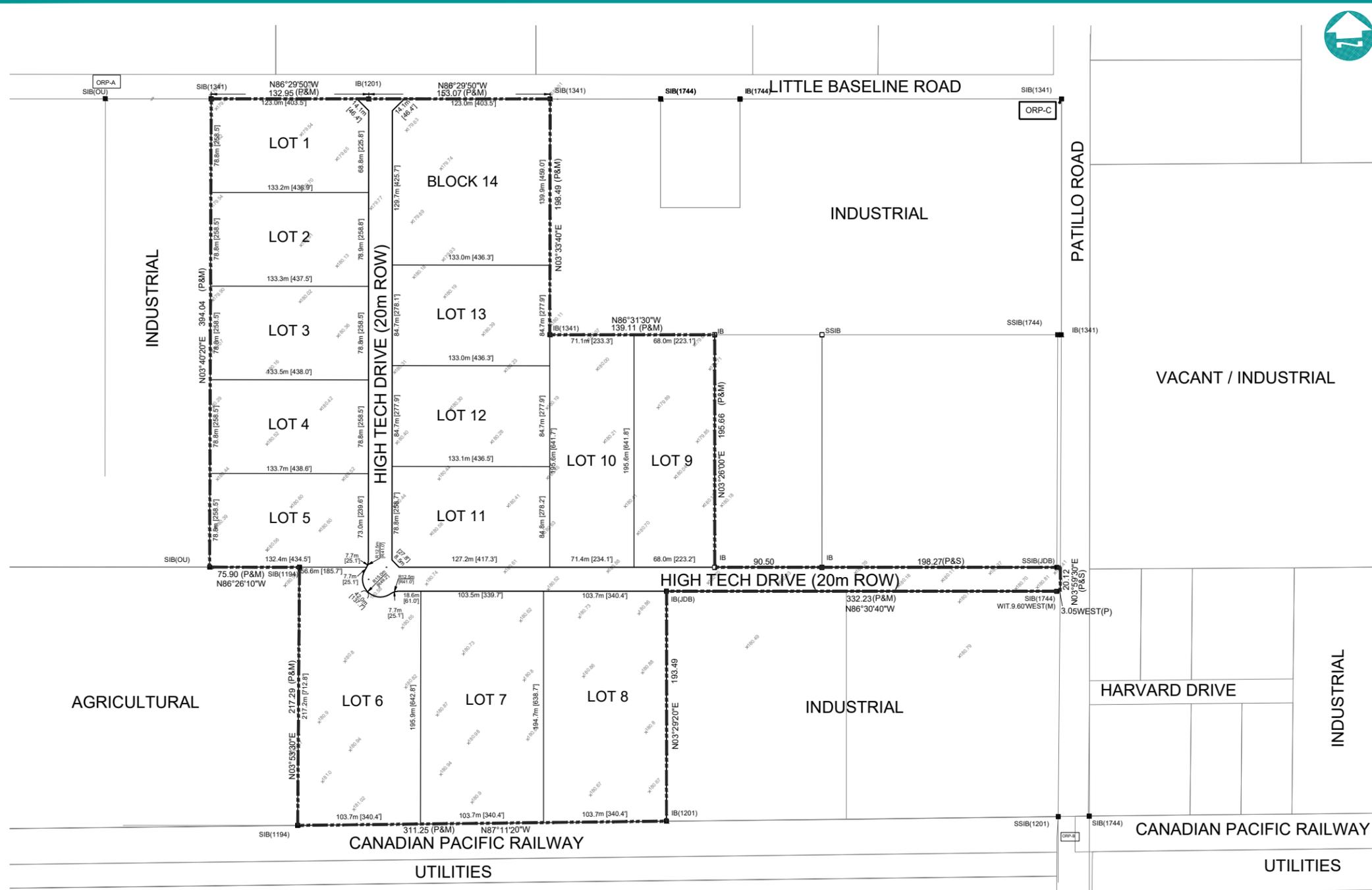


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KEY PLAN
N.T.S.
SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2019)

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) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999854

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. 55/91.

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

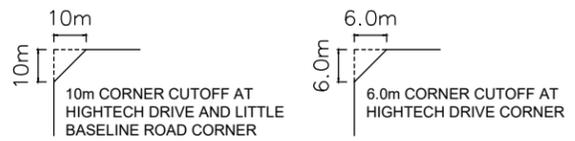
SIB DENOTES STANDARD IRON BAR ORP DENOTES OBSERVED REFERENCE POINT
 SSIB DENOTES SHORT STANDARD IRON BAR (S/P) DENOTES SET PROPORTIONALLY
 IB DENOTES IRON BAR (P) DENOTES PLAN 12R-20325
 IB ∅ DENOTES ROUND IRON BAR (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
 CC DENOTES CUT-CROSS (1341) DENOTES RICHARD W. MURRAY, O.L.S.
 CP DENOTES STEEL PIN (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
 PB DENOTES PLASTIC BAR (1194) DENOTES JOHN B. SMEETON INC., O.L.S.

■ DENOTES SURVEY MONUMENT FOUND T DENOTES PERPENDICULAR
 □ DENOTES SURVEY MONUMENT SET AND MARKED 1744
 WIT. DENOTES WITNESS (OU) DENOTES ORIGIN UNKNOWN
 (S) DENOTES SET (D) DENOTES INST. No.
 (M) DENOTES MEASURED

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	N15367191.19	E1145178.73
ORP-B	N15365029.61	E1148076.19
ORP-C	N15367191.19	E1145178.73
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP-A AND ORP-B IS N 53°16'30" E 3,615.45' FOR BEARING COMPARISON, A ROTATION OF 1° 18' 30" CLOCKWISE WAS APPLIED TO (P) TO CONVERT TO GRID BEARING.

"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 PART OF LOTS 7 AND 8
CONCESSION EAST OF PIKE CREEK
GEOGRAPHIC TOWNSHIP OF MAIDSTONE
NOW IN THE
TOWN OF LAKESHORE
COUNTY OF ESSEX, ONTARIO



AUGUST 02, 2023
Project No. 22-3490

Scale: 1:4000 (11x17)
Scale: 1:2000 (22x34)

37-T-XXXXX

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

DATE: 10/17/2023 SIGNED: [Signature]
2869614 ONTARIO LTD.

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: October 26, 2023 SIGNED: Roy Simone
ROY 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) INDUSTRIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

AREAS	LOT/BLOCK	AREA	% of Area
INDUSTRIAL	LOTS 1 TO 13 (INCL.)	= 17.52 ha (43.30 acres)	82.10%
STORMWATER MANAGEMENT POND	BLOCK 14	= 1.85 ha (4.58 acres)	8.58%
RIGHT-OF-WAY		= 1.99 ha (4.91 acres)	9.32%
TOTAL AREA		= 21.36 ha (52.79 acres)	

Note: The lands contained within this Draft Plan of Subdivision are subject to interim and permanent stormwater management solutions. The implementation of these solutions are required to protect these and abutting lands from flooding. Development of the lands contained within this Draft Plan of Subdivision requires the review and adherence to the proposed solutions (stormwater management pond, drainage swales, storm sewers, ect.) in accordance with the approved stormwater management plan.