

NOTE 1: SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF LAKESHORE TOWNSHIP AS IN INSTRUMENT No. R1442206
 SUBJECT TO EASEMENT IN FAVOUR OF ONTARIO HYDRO NETWORKS COMPANY INC. AS IN INSTRUMENT No. R1475828.
 SUBJECT TO EASEMENT IN FAVOUR OF BELL CANADA AND UNION GAS LIMITED AS IN INSTRUMENT No. R1485166.

LAURENDALE DRIVE
 Part 47



2
 COUNTY ROAD
 (TECUMSEH ROAD)
 ESSEX
 P.I.N. 75000-0526

Transferred to The County of Essex by Instrument No. R266277
 (Instrument No. R266277) from P.I.N. 75000-0526 to
 Southern Limit of Township of Lakeshore as shown on P.I.N. 75000-0526-7

"METRIC"
 Distances shown on this plan
 are in Metres and can be
 converted to feet by
 dividing by 0.3048

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	43.32	29.76	N48°55'20"E
C2	15.00	0.88	0.88	N50°02'10"W
C3	15.00	20.78	19.16	N88°35'50"E
C4	15.00	19.55	18.20	N11°34'10"E
C5	15.00	2.10	2.10	N29°47'10"W
C6	9.00	5.92	5.81	N67°11'10"W
C7	9.00	5.99	5.88	N15°18'40"W
C8	9.00	5.99	5.88	N22°48'00"E
C9	15.00	43.19	29.75	N41°11'40"W
C10	15.00	16.79	15.93	N09°13'00"E
C11	15.00	14.27	13.74	N50°05'50"W
C12	15.00	12.13	11.80	N75°09'20"E
C13	9.00	5.92	5.81	N75°09'20"E
C14	9.00	5.92	5.81	N67°11'10"W
C15	15.00	43.34	29.76	N48°53'20"E
C16	15.00	9.94	9.76	N67°20'20"W
C17	15.00	11.82	11.52	N71°06'10"E
C18	15.00	11.86	11.56	N25°52'40"E
C19	15.00	9.71	9.54	N15°19'20"W
C20	9.00	5.91	5.80	N15°03'30"W

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4686207.398	E348804.300
ORP-B	N4686208.371	E348657.013

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



DRAFT PLAN OF SUBDIVISION
 OF
PART OF LOT 1,
CONCESSION EAST OF PIKE CREEK
 GEOGRAPHIC TOWNSHIP OF MAIDSTONE
 NOW IN THE
TOWN OF LAKESHORE
COUNTY OF ESSEX, ONTARIO
 © VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
 SCALE = 1:5000

LEGEND AND NOTES
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99985862

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
 SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 SSB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 IB DENOTES 19mm X 19mm X 0.61m IRON BAR
 IB * DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 CIB DENOTES 5mm X 50mm STEEL PIN
 DENOTES SURVEY MONUMENT FOUND
 DENOTES SURVEY MONUMENT SET AND MARKED 1744
 DENOTES WITNESS (W) DENOTES PERPENDICULAR
 DENOTES SET (S) DENOTES MEASURED (M) DENOTES DEED
 DENOTES OBSERVED REFERENCE POINT (ORP)
 SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 (S/P) DENOTES SET PROPORTIONALLY (P) DENOTES ORIGIN UNKNOWN
 (P) DENOTES PLAN 12R-16625 (P3) DENOTES PLAN 12R-7762
 (P2) DENOTES PLAN 12R-20514 (P4) DENOTES PLAN 12R-23431
 (P1) DENOTES PLAN 12M-141 (P5) DENOTES PLAN 12R-23451
 (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
 (1202) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
 (1194) DENOTES JOHN B. SKEETON INC., O.L.S.

ADDITIONAL INFORMATION
 REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, (R.S.O. 1990)
 (A) AS SHOWN ON PLAN (F) AS SHOWN ON PLAN
 (B) AS SHOWN ON PLAN (C) AS SHOWN ON PLAN
 (C) AS SHOWN ON PLAN (H) PIPED MUNICIPAL
 (D) SINGLE FAMILY RESIDENTIAL (I) CLAY LAM
 (E) NORTH - RIGHT OF WAY (J) AS SHOWN ON PLAN
 WEST - EXISTING RESIDENTIAL (K) ALL SERVICES TO BE PROVIDED
 EAST - EXISTING RESIDENTIAL (L) AS SHOWN ON PLAN
 SOUTH - INDUSTRIAL

SUMMARY
 TOTAL NUMBER OF LOTS 13
 TOTAL NUMBER OF BLOCKS 22
 TOTAL AREA OF SITE 4.924 Hectares

OWNER'S CERTIFICATE (LOTS 1 to 4 (incl.), BLOCKS 14 to 35 (incl.), JORDAN LANE, STREET 'A' and PART OF STREET 'B')
 I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
 1003286 ONTARIO LIMITED
 DATE: AUGUST 31, 2018
 "I HAVE THE AUTHORITY TO BIND THE CORPORATION"

OWNER'S CERTIFICATE (LOTS 5 to 13 (incl.) and PART OF STREET 'B')
 I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
 JACK MOCERI & SONS CONTRACTING LIMITED
 DATE: AUGUST 31, 2018
 "I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
 Roy Simon
 DATE AUGUST 31, 2018
 ROY A. SIMONE
 ONTARIO LAND SURVEYOR
 for VERHAEGEN • STUBBERFIELD • HARTLEY
 BREWER • BEZAIRE INC.

WINDSOR 944 Ottawa Street N8X 2E1 Ph: (519)258-1772 Fax: (519)258-1791
 LEAMINGTON 187 Talbot Street East N8H 1L8 Ph: (519)322-2374 Fax: (519)322-2975
 VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.
 ONTARIO LAND SURVEYORS www.vshbbsurveys.com
 DRAWN BY: D.J. CAD Date: August 31, 2018 4:35 PM
 CHECKED BY: BAS CAD File: 42686000.dwg
 WORK ORDER: 4-26960 FILE NO.: E-MAID-EPR-1 PLAN FILE NO.: J-646'C