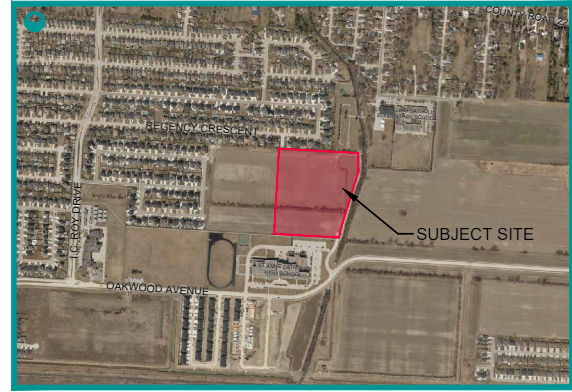
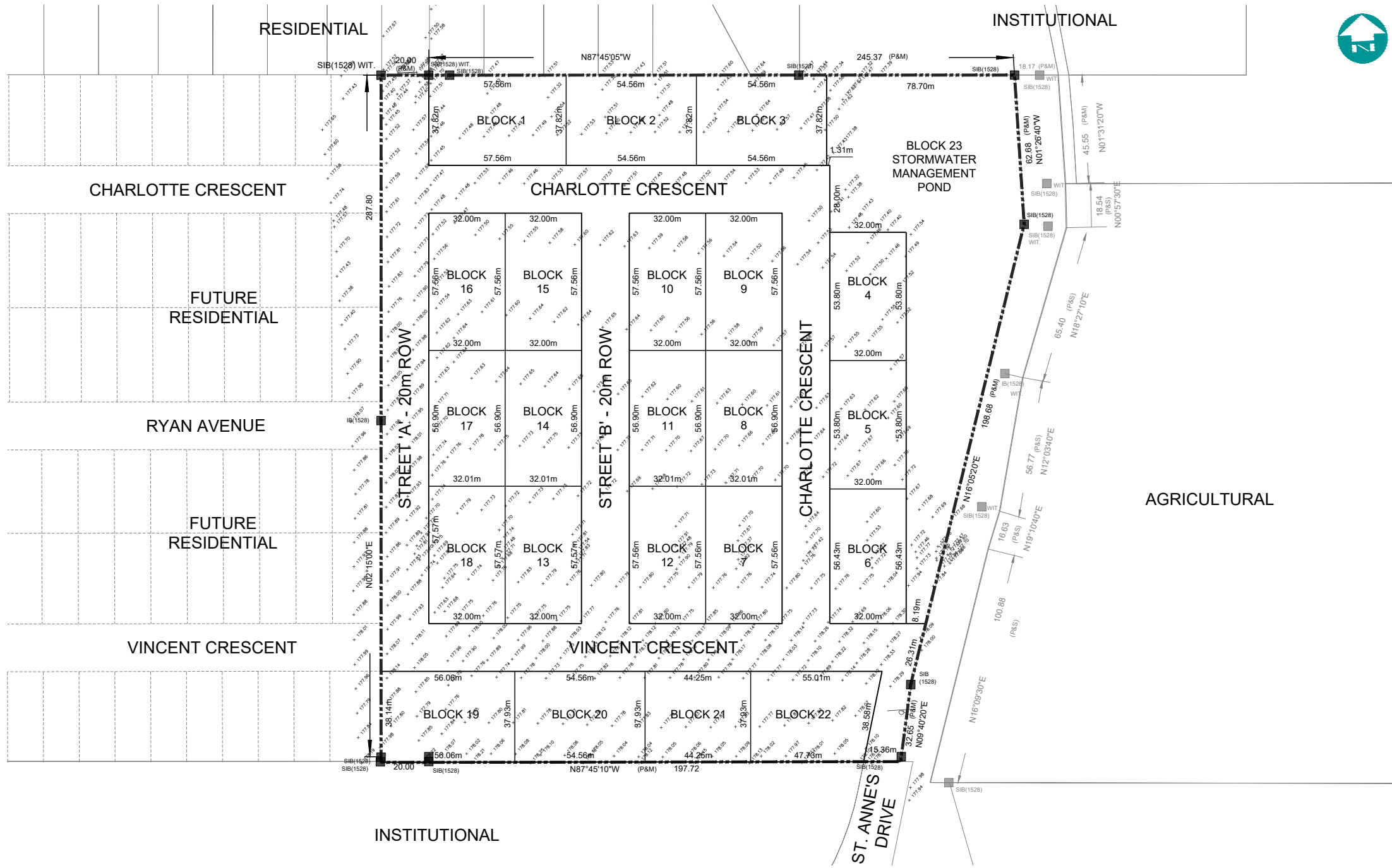


Dec. 13, 2023 - 2:38pm C:\Users\3255\AppData\Local\Temp\AcPublish\8396\22-4625-River_Ridge_Ph.B-DPS.dwg



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

NOTE

PARTS 102 to 105 (inclusive) PLAN 12R-18384 - P.I.N. 75005-0895 DEDICATED AS EVERGREEN DRIVE BY-LAV # 106-2001 AND REGISTERED AS INSTRUMENT No. LT330901.

LEGEND

- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
- SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
- IB DENOTES 16mm X 16mm X 0.61m IRON BAR
- IB Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- CC DENOTES CUT-CROSS
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1528
- WIT. DENOTES WITNESS
- ⊥ DENOTES PERPENDICULAR
- (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
- (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
- (P) DENOTES PLAN 12R-21144
- (1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (1201) DENOTES R.A.CLARKE, OLS
- (1194) DENOTES J.B. SMEETON, OLS

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF PLAN 12M-444 AND HAVING A BEARING OF N 87° 45' 05" W.

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



Draft Plan of Subdivision
PART OF LOTS 3, 9 & 17,
CONCESSION EAST OF PUCE RIVER,
GEOGRAPHIC TOWNSHIP OF MAIDSTONE
NOW IN THE TOWN OF LAKESHORE
COUNTY OF ESSEX, ONTARIO

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

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

DATE: 12-14-23 SIGNED: [Signature]
CLIENT / COMPANY

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: December 14, 2023 SIGNED: Roy Simone
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) BROOKSTON CLAY
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

STATISTICS			
ATTACHED RESIDENTIAL	=	BLOCK 1 TO 22 (INCL.)	
STORMWATER MANAGEMENT POND	=	BLOCK 23	
AREAS			
ATTACHED RESIDENTIAL	=	4.14 ha (10.18 acres)	= 58.15%
STORMWATER MANAGEMENT POND	=	0.99 ha (2.46 acres)	= 13.90%
RIGHT-OF-WAY	=	1.99 ha (4.90 acres)	= 27.95%
TOTAL AREA	=	7.12 ha (17.59 acres)	