

PLAN 12M-659

This final Plan of Subdivision is approved under s.s. 51(58) of the Planning Act on 10:30 O'CLOCK ON THE 01 DAY OF May 2019 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 75005-2103 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CE 882964

Rebecca Bell
REBECCA BELL
Manager of Planning Services
County of Essex

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX AT 10:30 O'CLOCK ON THE 01 DAY OF May 2019 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 75005-2103 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CE 882964

BARBARA CAIRA
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF THE LAND IDENTIFIED BY P.L.N. 75005 - 2103 PART OF BLOCKS 9, 10, 11, 18, CASERTA CRESCENT AND ORSINI COURT ARE SUBJECT TO EASEMENT AS IN CE306104.

PLAN OF SUBDIVISION
OF
PART OF LOTS 4 AND 5
CONCESSION EAST OF PUCE RIVER
GEOGRAPHIC TOWNSHIP OF MAIDSTONE
NOW IN THE
TOWN OF LAKESHORE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
SCALE = 1:750

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

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 0.99993761
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (B) UNLESS OTHERWISE NOTED.
SB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SBB DENOTES 25mm X 25mm X 0.81m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.81m IRON BAR
IB+ DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
S DENOTES 5mm X 50mm STEEL PIN
□ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
W DENOTES WITNESS DENOTES PERPENDICULAR
ME DENOTES SET (M) DENOTES MEASURED (C) DENOTES DEED
SPP DENOTES OBSERVED REFERENCE POINT
SSIB'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 (O/U) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-21144 (P1) DENOTES PLAN 12R-23136
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT
1. BLOCKS 1 to 18 (inclusive), AND THE STREETS NAMED BRUNMAR CRESCENT, CASERTA CRESCENT, MATESE STREET AND ORSINI COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF LAKESHORE.

1156756 ONTARIO LIMITED
Robert Millson
DATE APRIL 8, 2019
ROBERT MILLSON - SECRETARY
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 13th DAY OF AUGUST, 2018

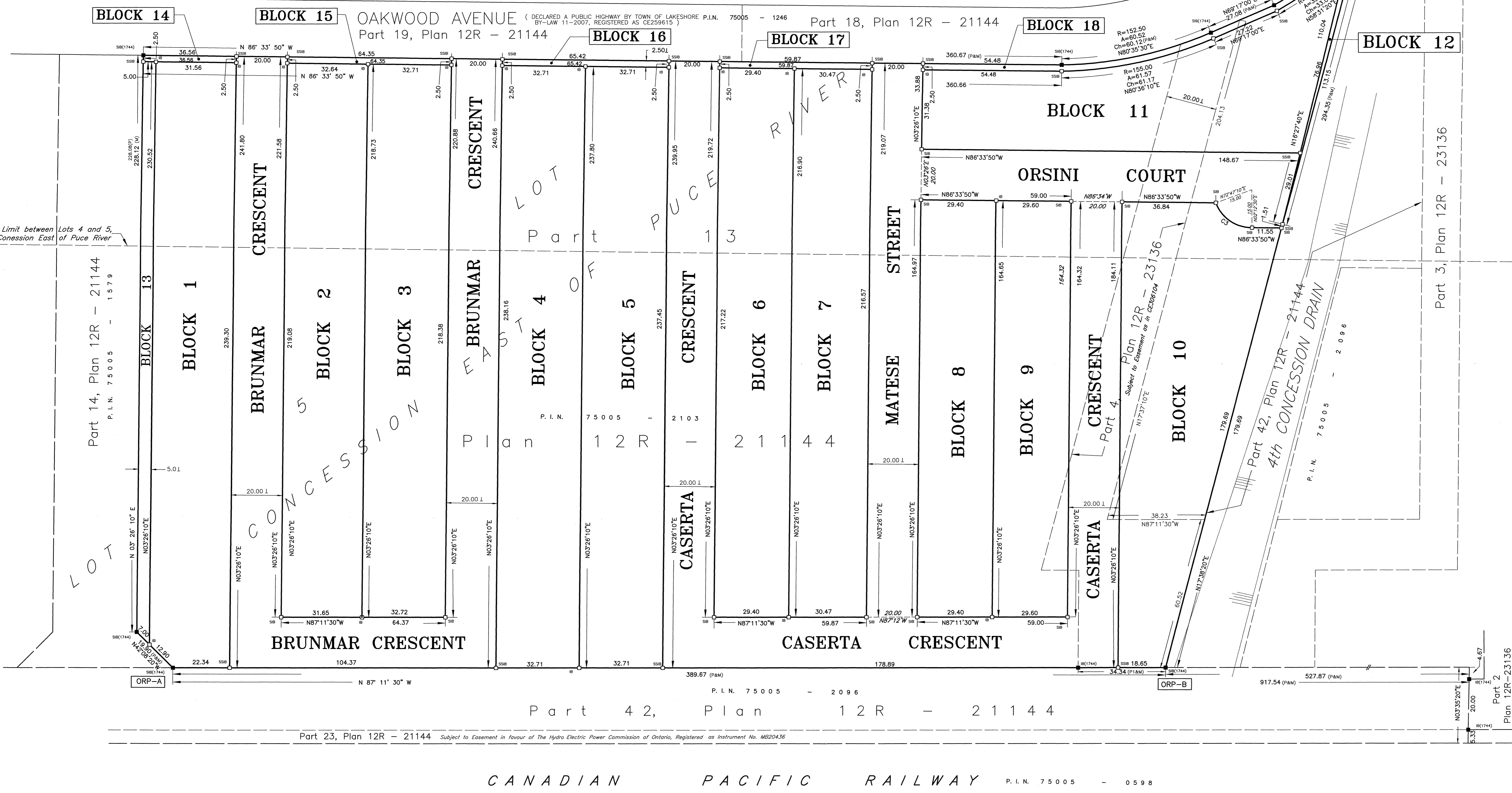
DATE APRIL 3, 2019
Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR
for VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

WINDSOR
944 Ottawa Street
N6K 2E1
Ph: (519)258-1772
Fax: (519)258-1791

LEAMINGTON
187 Talbot Street East
N8H 1L8
Ph: (519)322-2375
Fax: (519)322-2675

ONTARIO LAND SURVEYORS
www.vshbbsurveys.com

Drawn By: D.J./M/G CAD Date: April 8, 2019 12:03 PM
Checked By: RAS CAD File: 42767103.dwg
WORK ORDER: 4-27671-X03 FILE NO.: E-MAID-EP-4 PLAN FILE NO.: J-720'B'



CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	244.57	35.77	35.73	N56°07'50"E
C2	244.57	3.87	3.87	N53°29'30"E
C3	15.00	18.48	17.33	N52°28'50"W

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) (1997.0)
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4683067.058	E354504.137
ORP-B	N4683086.149	E354114.998

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