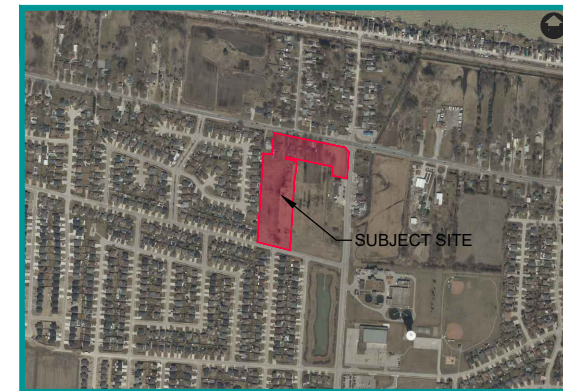


HERITAGE GARDEN CRESCENT

RESIDENTIAL



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 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF **0.99983027**

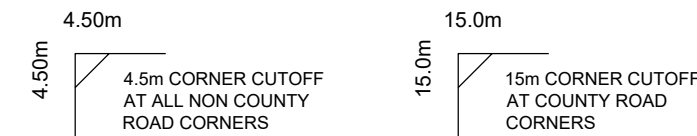
INTEGRATION DATA

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

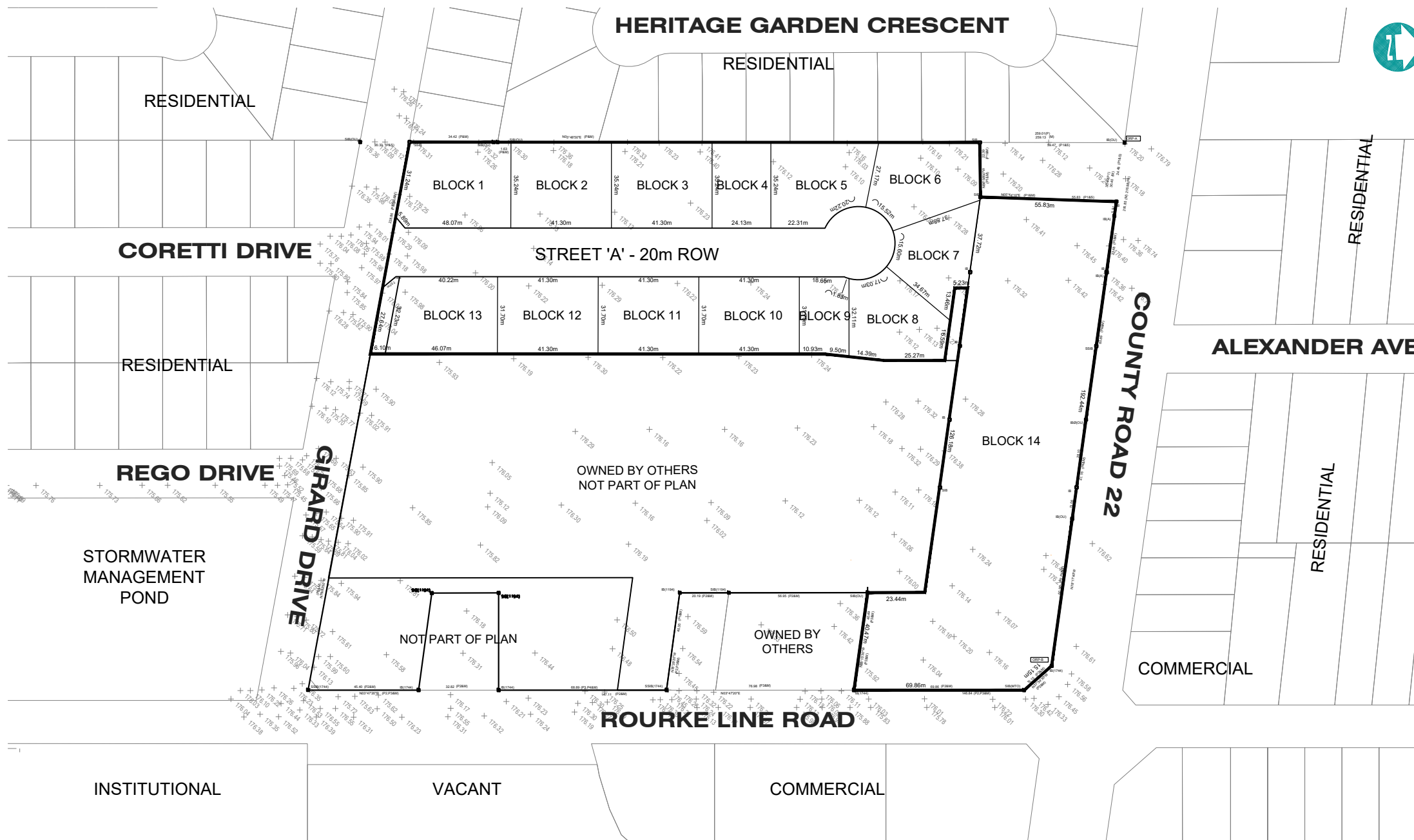
POINT ID	NORTHING	EASTING
ORP-A	N4683934.57	E356800.95
ORP-B	N4683890.56	E357013.37

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
FOR BEARING COMPARISON, A ROTATION OF 01°15'40" CLOCKWISE WAS APPLIED TO (P) AND (P1) TO CONVERT TO GRID BEARINGS.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES STEEL PIN
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- J DENOTES PERPENDICULAR
- S DENOTES SET
- M DENOTES MEASURED
- ORP DENOTES OBSERVED REFERENCE POINT
- BF DENOTES BOARD FENCE
- WF DENOTES WIRE FENCE
- CLF DENOTES CHAIN LINK FENCE
- 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.
- (OU) DENOTES ORIGIN UNKNOWN
- (P) DENOTES PLAN 12M-427
- (P1) DENOTES PLAN 12R-21086
- (P2) DENOTES PLAN 12R-25029
- (P3) DENOTES PLAN 12R-25107
- (P4) DENOTES M.T.O. PLAN P-2966-33
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
- (1194) DENOTES JOHN B. SMEETON INC., O.L.S.
- DENOTES C.G.R. ARMSTRONG, O.L.S.
- (D) DENOTES DEED



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



Dec 01, 2023 - 10:16am C:\Users\32snp\Desktop\20-3323 - Rourke Line - DPS (December 1, 2023).dwg



Draft Plan of Subdivision
PLAN OF SURVEY OF PART OF LOT 1 LAKESHORE RANGE BETWEEN PUCE RIVER AND BELLE RIVER GEOGRAPHIC TOWNSHIP OF MAIDSTONE NOW IN THE TOWN OF LAKESHORE COUNTY OF ESSEX, ONTARIO

Scale: 1:2000 (11x17)

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

DATE: _____ SIGNED: _____
MGV DEVELOPMENT INC.

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: _____ 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) WAUSEON SANDY LOAM
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

STATISTICS

TOWNHOMES RESIDENTIAL	=	BLOCKS 1 TO 13	
APARTMENT	=	BLOCK 14	
EASEMENT	=	BLOCK 15	
AREAS			
TOWNHOMES RESIDENTIAL	=	1.62 ha (4.00 acres)	= 49.24%
APARTMENT	=	1.22 ha (3.01 acres)	= 37.08%
EASEMENT	=	0.02 ha (0.05 acres)	= 0.61%
RIGHT-OF-WAY	=	0.43 ha (1.06 acres)	= 13.07%
TOTAL AREA	=	3.29 ha (8.13 acres)	