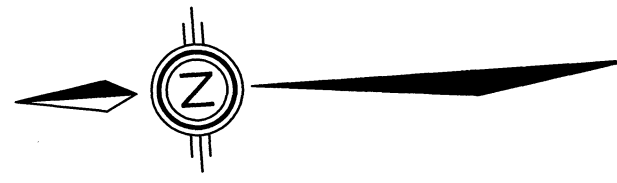
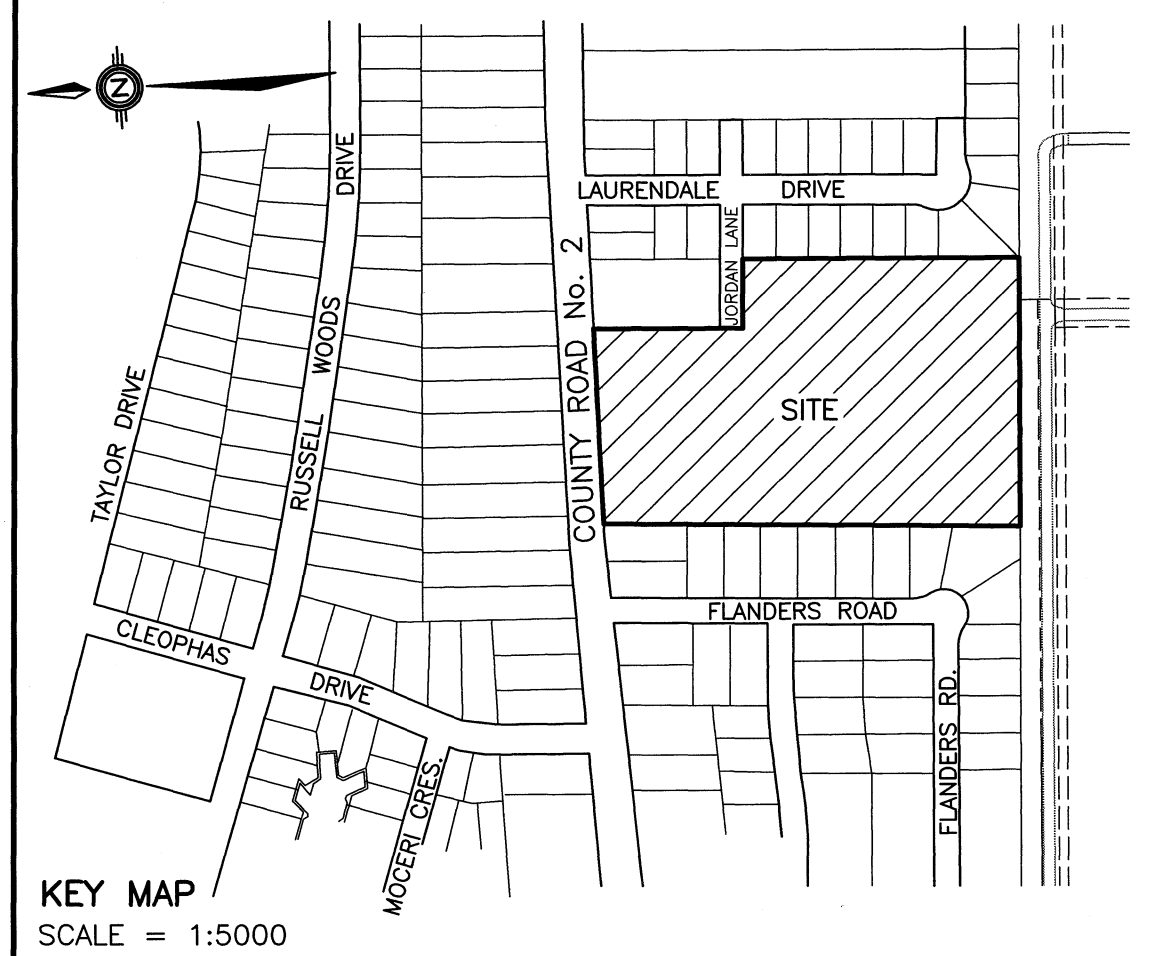


NOTE 1: SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF LAKESHORE TOWNSHIP AS IN INSTRUMENT No. R1442208
SUBJECT TO EASEMENT IN FAVOUR OF ONTARIO HYDRO NETWORKS COMPANY INC. AS IN INSTRUMENT No. R1475828.
SUBJECT TO EASEMENT IN FAVOUR OF BELL CANADA AND UNION GAS LIMITED AS IN INSTRUMENT No. R1485166.



LAURENDALE DRIVE
Part 47



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 = 1:500

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
IB DENOTES 18mm X 18mm X 0.61m STANDARD IRON BAR
IB * DENOTES 19mm diameter X 0.61m ROUND IRON BAR
DENOTES CUT-CROSS
DENOTES 5mm X 50mm STEEL PIN
DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT SET AND MARKED 1744
WT. DENOTES WITNESS (W) DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
CHP DENOTES OBSERVED REFERENCE POINT
SIB'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) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-16625 (P3) DENOTES PLAN 12R-7762
(P1) DENOTES PLAN 12M-141 (P2) DENOTES PLAN 12R-23431
(P2) DENOTES PLAN 12R-20514 (P3) DENOTES PLAN 12R
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(1194) DENOTES JOHN B. SIMEON 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 (G) AS SHOWN ON PLAN
(C) AS SHOWN ON PLAN (H) PIPED MUNICIPAL
(D) SINGLE FAMILY RESIDENTIAL (I) PLAY LOAM
(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.

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
VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC. 187 Talbot Street East N8H 1L8 Ph: (519) 322-2375 Fax: (519) 322-2975
LEAMINGTON
ONTARIO LAND SURVEYORS www.vshbbsurveys.com
DRAWN BY: D.J. CAD Date: August 31, 2018 4:35 PM
CHECKED BY: RAS. CAD File: 42886000.dwg
WORK ORDER: 4-26960 FILE NO.: E-MAID-EPR-1 PLAN FILE NO.: J-646'C

2
COUNTY ROAD
ESSEX
P.I.N. 75000-0526
(Transferred to The County of Essex by Instrument No. R26627
to the County of Essex by Instrument No. R2986-19
Southern Limit of Township of Lakeshore to
County of Essex as shown on Official Plan P-2986-7
Inst. No. 153316 as shown on Official Plan P-2986-7)

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

CURVE SCHEDULE				
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	N79°29'30"E
C13	9.00	5.92	5.81	N75°02'20"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	N4866207.398	E348804.300
ORP-B	N4866208.371	E348657.013
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



FLANDERS ROAD