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.

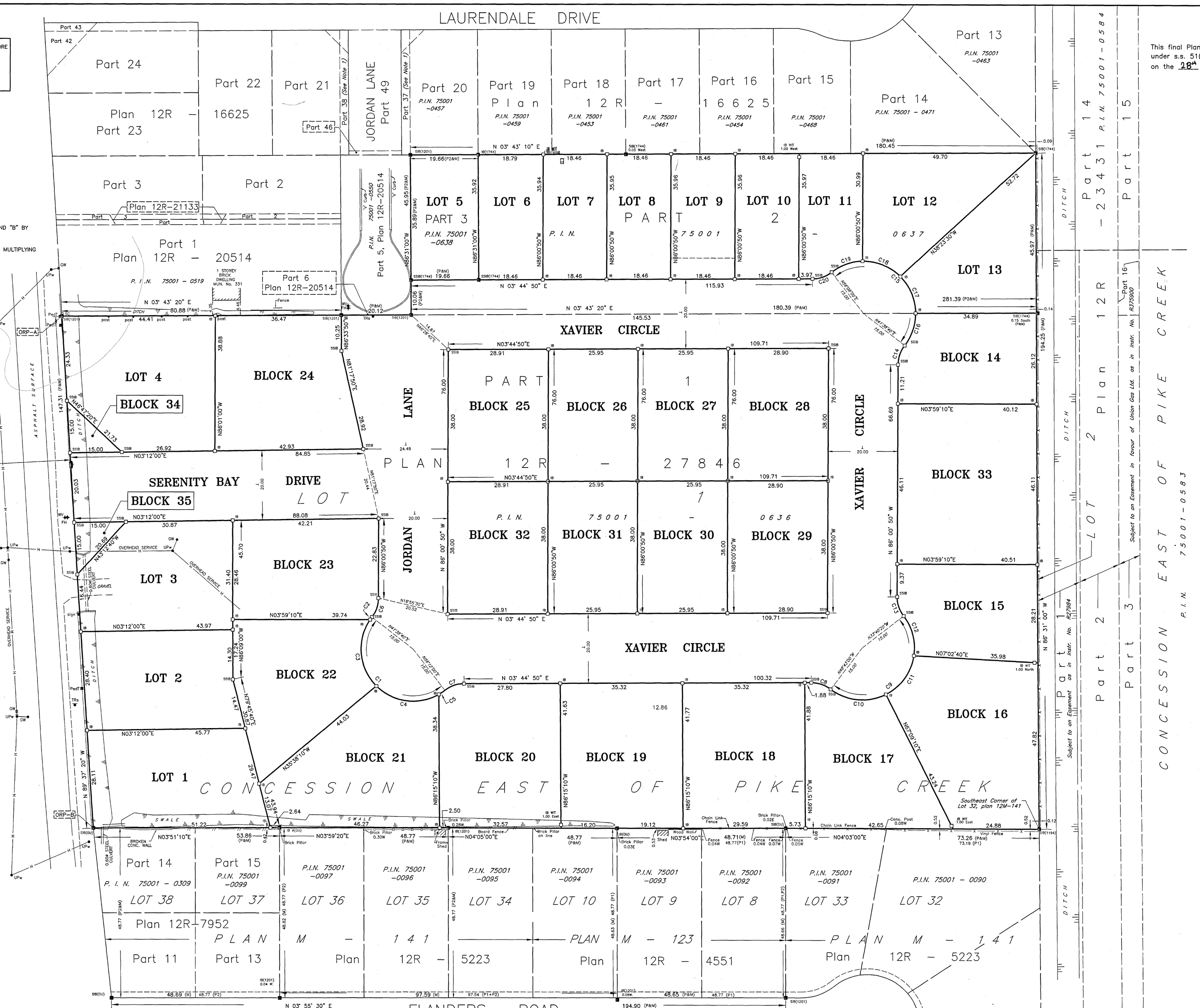
SUBJECT TO EASEMENT IN FAVOUR OF BELL CANADA AND UNION GAS LIMITED AS IN INSTRUMENT No. R1485166.

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

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



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°29'20"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

This final Plan of Subdivision is approved under s.s. 51(58) of the Planning Act on the 28th day of January, 2021.

REBECCA BELANGER
Manager of Planning Services
County of Essex

PLAN 12M-673

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 10:09 O'CLOCK ON THE 9th DAY OF February, 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 75001-0636, 75001-0637 and 75001-0638.

AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CE990092

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF THE LAND IDENTIFIED BY P.I.N.'s 75001-0636, 75001-0637 and 75001-0638.

LOTS 1 to 4 (Incl.), BLOCKS 14 to 35 (Incl.), JORDAN LANE, SERENITY BAY DRIVE & PART OF XAVIER CIRCLE.	ALL OF 75001-0636
LOT 5	ALL OF 75001-0638
LOTS 6 to 13, (Incl.) and PART OF XAVIER CIRCLE.	ALL OF 75001-0637

PLAN OF SUBDIVISION OF PART OF LOT 1, CONCESSION EAST OF RIVER PECHE

GEOGRAPHIC TOWNSHIP OF MAIDSTONE

NOW IN THE

TOWN OF LAKESHORE
COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:500

0 5.00 10.00 20.00 30.00 METRES 50.00

LEGEND

ALL MONUMENTS SHOWN THUSLY ☐ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

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 #	DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC	DENOTES CUT-CROSS
CP	DENOTES 5mm X 50mm STEEL PIN
■	DENOTES SURVEY MONUMENT FOUND
☐	DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT.	DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S)	DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
ORP	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	(OU)	DENOTES ORIGIN UNKNOWN
(P)	DENOTES PLAN 12R-27846	(P1)	DENOTES PLAN 12M-123
(P2)	DENOTES PLAN 12M-141		
(1744)	DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.		
(1201)	DENOTES CLARKE SURVEYORS INC., O.L.S.		
(1194)	DENOTES JOHN B. SMEETON INC., O.L.S.		

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) O.REG 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.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 to 4, (Incl.), BLOCKS 14 to 35, (Incl.) AND THE STREETS NAMELY JORDAN LANE, SERENITY BAY DRIVE and PART OF XAVIER CIRCLE 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

DATED THE th DAY OF DECEMBER, 2020.

823821 ONTARIO INC.

JOHN EVOLA
"I HAVE THE AUTHORITY TO BIND THE COMPANY"

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 5 to 13 (Incl.) and PART OF XAVIER CIRCLE 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

DATED THE th DAY OF DECEMBER, 2020.

JACK MOCERI & SONS CONTRACTING LIMITED

GENE MOCERI – SECRETARY–TREASURER
"I HAVE THE AUTHORITY TO BIND THE COMPANY"

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 6th DAY OF MAY, 2020.

DATE SEPTEMBER 14, 2020

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

VERHAEGEN LAND SURVEYORS
SURVEYING MAPPING GIS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NMG	A.S.M.	19-47-098-01
FILE: 19-47-098-01.dwg	E-MAID-EPC-1	CAD Date: December 19, 2020 10:10 AM CAD File: 19-47-098-01.dwg