

PLAN 12M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT _____ O'CLOCK ON THE _____ DAY OF _____ 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER P.I.N. 75031-1452 AND 75031-1454. AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. _____

REBECCA BELANGER
Manager, Planning Services
County of Essex

REPRESENTATIVE FOR LAND REGISTRAR

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

THIS PLAN COMPRISES PART OF THE LAND IDENTIFIED BY P.I.N.'S 75031-1452 AND 75031-1454.

PLAN OF SUBDIVISION
OF
PART OF LOTS 2 AND 3,
LAKESHORE RANGE BETWEEN
BELLE RIVER AND PUCE RIVER
GEOGRAPHIC TOWNSHIP OF MAIDSTONE
NOW IN THE
TOWN OF LAKESHORE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS

SCALE = 1:1000

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 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99983227.

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

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
WIT DENOTES WITNESS
M DENOTES MEASURED
1 DENOTES PERPENDICULAR
S DENOTES SET
(O) DENOTES DEED
(OU) DENOTES ORIGIN UNKNOWN
ORP DENOTES OBSERVED REFERENCE POINT
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.

(P) DENOTES PLAN 12R-27926
(P1) DENOTES PLAN 12R-20375
(P2) DENOTES PLAN 12M-668
(1744) DENOTES VERHAEGEN LAND SURVEYORS
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(KVL) DENOTES VERHAEGEN AND BEZARE LIMITED, O.L.S.
(691) DENOTES HOWARD B. HEAD, O.L.S.

CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	999.01	12.49	12.49	N86°01'30"W
C2	15.05	37.57	28.55	N41°48'20"E
C3	15.05	7.78	7.70	N14°53'20"E
C4	15.05	11.35	11.09	N21°32'10"W
C5	15.05	11.42	11.15	N64°52'40"W
C6	15.05	7.01	6.95	N80°02'20"E

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	N4682977.66	E355709.91
ORP-B	N4682949.74	E356277.48

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

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT

- LOTS 1 TO 92 (inclusive) AND THE STREETS NAMED CAMPANA CRESCENT AND STREET 'E' HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF LAKESHORE.

LAKESHORE NEW CENTRE ESTATES LTD.

DATE _____

_____ VELMA MECONI
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE _____ DAY OF JUNE, 2021.

DATE _____

_____ ROY A. SIMONE
ONTARIO LAND SURVEYOR

VERHAEGEN
LAND SURVEYORS
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: D.J. CHECKED BY: OLS REFERENCE NO.: 19-47-036-02
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