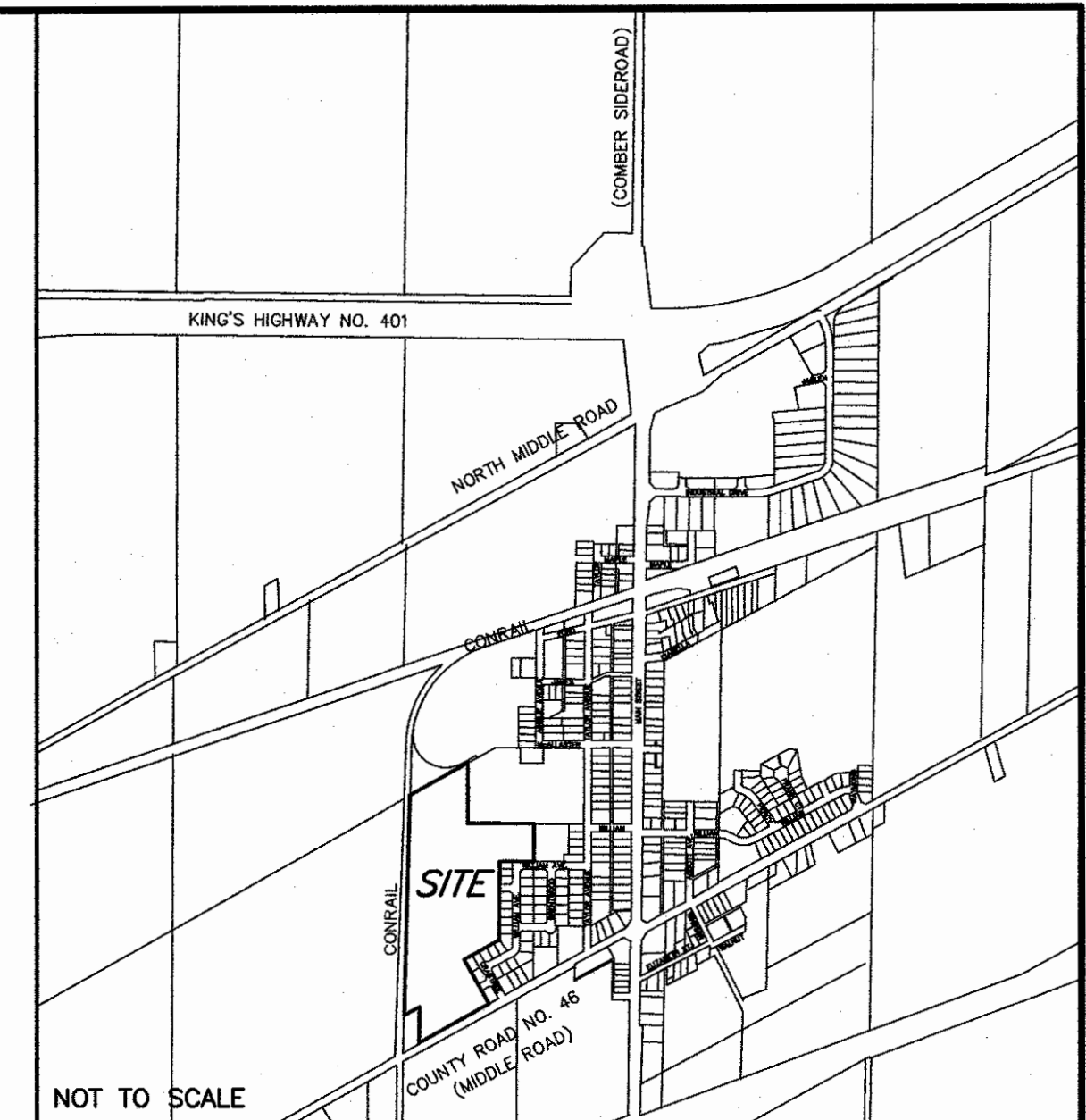


CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	9.00	5.78	5.68	N44°54'40"E
C2	9.00	5.88	5.77	N07°15'50"W
C3	15.00	43.17	29.74	N70°59'00"W
C4	15.00	2.35	2.35	N51°04'50"E
C5	15.00	19.26	17.88	N72°23'40"E
C6	15.00	17.66	16.86	N57°09'40"W
C7	15.00	3.90	3.89	N04°00'10"E
C8	9.17	5.88	5.78	N44°52'40"W
C9	9.00	5.90	5.80	N82°47'30"E
C10	9.00	2.49	2.48	N86°20'50"W
C11	9.00	3.41	3.39	N74°52'10"E
C12	15.00	43.17	29.74	N19°00'20"E
C13	15.00	10.45	10.24	N43°28'30"W
C14	15.00	15.16	14.52	N05°25'20"E
C15	15.00	17.56	16.58	N67°54'10"E
C16	15.00	66.73	23.83	N86°35'20"W
C17	15.00	3.34	3.34	N27°37'40"W
C18	15.00	14.85	14.25	N07°07'10"E
C19	15.00	14.93	14.32	N63°59'10"E
C20	15.00	14.02	13.51	N60°44'30"W
C21	15.00	14.09	13.57	N07°04'40"W
C22	15.00	5.50	5.47	N30°19'40"W
C23	9.00	5.88	5.78	N22°07'20"E
C24	9.00	5.88	5.78	N15°18'00"W
C25	30.00	15.37	15.20	N78°45'40"E
C26	50.12	25.67	25.39	N78°45'40"E



**DRAFT PLAN OF SUBDIVISION**  
 OF  
**PART OF LOT 6**  
**CONCESSION NORTH MIDDLE ROAD**  
 GEOGRAPHIC TOWNSHIP OF TILBURY WEST  
 NOW IN THE  
**TOWN OF LAKESHORE**  
**COUNTY OF ESSEX, ONTARIO**  
 © VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.  
 SCALE = 1:1000

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

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	4675841.95	371212.11
ORP-B	4676707.78	371274.97
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

**LEGEND AND NOTES**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).  
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99977982  
 ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.  
 SB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR  
 SSB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR  
 IB DENOTES 18mm 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  
 PB DENOTES PLASTIC BAR  
 ■ DENOTES SURVEY MONUMENT FOUND  
 DENOTES SURVEY MONUMENT SET AND MARKED 1744  
 WIT. DENOTES WITNESS  
 L DENOTES PERPENDICULAR  
 CS DENOTES SET  
 M DENOTES MEASURED  
 (D) DENOTES INST. NO.  
 ORP DENOTES OBSERVED REFERENCE POINT  
 ALL SET SSB 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.  
 (S/P) DENOTES SET PROPORTIONALLY (N) DENOTES NOT IDENTIFIABLE  
 (P) DENOTES PLAN 12R-5649 (P1) DENOTES PLAN 12R-27891  
 (P2) DENOTES PLAN 12R-19211 (P3) DENOTES PLAN M-166  
 (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S.  
 (1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.  
 (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

**SITE INFORMATION:**  
 SINGLE FAMILY DWELLINGS = 37 UNITS  
 TOTAL AREA OF SUBDIVISION = 6.709 HECTARES (16.578 ACRES)  
 TOTAL RESIDENTIAL AREA = 3.813 HECTARES  
 RESIDENTIAL DENSITY = 9.703 UNITS PER HECTARE

**REQUIRED INFORMATION:**  
 REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990)  
 (A) AS SHOWN ON PLAN (G) AS SHOWN ON PLAN  
 (B) AS SHOWN ON PLAN (H) PIPED MUNICIPAL  
 (C) AS SHOWN ON PLAN (I) SILTY SAND WITH TRACE CLAY DEPOSITS  
 (D) RESIDENTIAL (J) AS SHOWN ON PLAN  
 (E) REFER TO KEY PLAN (K) ALL SERVICES TO BE PROVIDED  
 (F) AS SHOWN ON PLAN (L) AS SHOWN ON PLAN

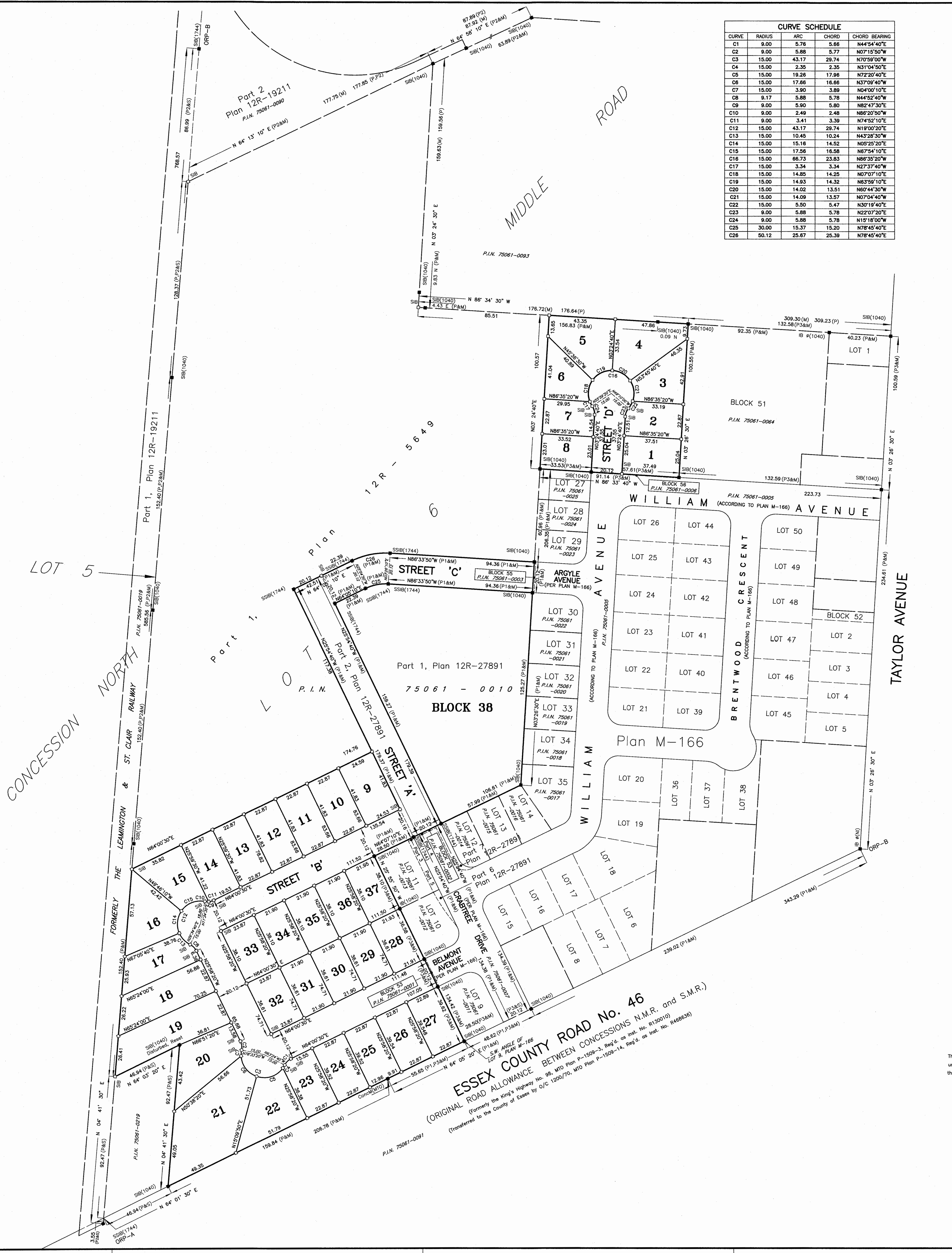
**OWNER'S CERTIFICATE**  
 RAYMOND JOSEPH TRACEY AND DEBORAH DALANE TRACEY BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE VERHAEGEN LAND SURVEYORS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL

DATED: FEBRUARY 25, 2021.  
 RAYMOND JOSEPH TRACEY  
 I HAVE AUTHORITY TO BIND THE CORPORATION  
 DATED: FEBRUARY 25, 2021.  
 DEBORAH DALANE TRACEY  
 I HAVE 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: FEBRUARY 25, 2021.  
 BRIAN COAD  
 ONTARIO LAND SURVEYOR

**VERHAEGEN** SURVEYING  
 LAND SURVEYORS MAPPING  
 A Division of  
**J. D. Barnes Limited**  
 187 TALBOT ST. E. LEAMINGTON, ON, N8H 1L8  
 T: (519) 322-2375 F: (519) 322-2875 www.jdbarnes.com

DRAWN BY: GMM CHECKED BY: BC REFERENCE NO.: 19-48-054-05  
 CAD Date: March 8, 2021 10:22 AM FILE NO.: E-Tilbury West-N.M.R.-6  
 CAD File: 19-48-054-05.dwg



37-T-

This Draft Plan of Subdivision is prepared under ss 51 (31) of the Planning Act on this \_\_\_\_\_, 2021.

REBECCA BELANGER, MCIP, RPP,  
 Manager, Planning Services  
 County of Essex

**ESSEX COUNTY ROAD No. 46**  
 (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS N.M.R. and S.M.R.)  
 (Formerly the King's Highway No. 98, MTO Plan P-1509-3, Reg'd. as Inst. No. R190010)  
 (Transferred to the County of Essex by O/C 1200/70, MTO Plan P-1509-14, Reg'd. as Inst. No. R146836)