**PHASE 1A -**

**PHASE 1B -**

**PHASE 2 -**

**PHASE 3 -**

**PHASE 4 -**

**PHASE 5 -**

**TEMPORARY CONNECTION -**

| | | | | |
|---|---|---|---|---|
| C38 | 160.00 | 20.97 | 20.96 | N83°18'30"W |
| C39 | 200.00 | 100.36 | 98.33 | N71°38'10"W |
| C40 | 200.00 | 19.85 | 19.84 | N63°44'20"W |
| C41 | 200.00 | 20.18 | 20.15 | N56°34'30"W |
| C42 | 200.00 | 20.53 | 20.52 | N72°45'10"W |
| C43 | 200.00 | 21.14 | 21.13 | N66°47'00"W |
| C44 | 200.00 | 22.08 | 22.08 | N60°35'30"W |
| C45 | 200.00 | 0.82 | 0.82 | N57°18'40"W |
| C46 | 200.00 | 102.60 | 101.46 | N73°17'30"W |
| C47 | 200.00 | 20.39 | 20.18 | N80°29'20"W |
| C48 | 200.00 | 20.13 | 20.14 | N86°18'10"W |
| C49 | 200.00 | 19.36 | 19.35 | N71°57'20"W |
| C50 | 200.00 | 19.20 | 19.19 | N77°30'30"W |
| C51 | 200.00 | 19.03 | 19.02 | N82°56'00"W |
| C52 | 94.00 | 4.07 | 4.07 | N58°38'10"W |
| C53 | 210.00 | 17.84 | 17.84 | N63°13'30"W |
| C54 | 210.00 | 8.81 | 8.81 | N67°01'10"W |
| C55 | 210.00 | 8.63 | 8.63 | N64°25'30"W |
| C56 | 230.00 | 15.65 | 15.65 | N63°36'30"W |
| C57 | 160.00 | 14.15 | 14.14 | N62°37'00"W |
| C58 | 190.00 | 6.11 | 6.11 | N61°44'20"W |
| C59 | 190.00 | 8.04 | 8.04 | N63°53'20"W |
| C60 | 210.00 | 15.64 | 15.63 | N62°37'00"W |
| C61 | 210.00 | 7.81 | 7.81 | N61°53'00"W |
| C62 | 210.00 | 7.83 | 7.83 | N61°01'00"W |
| C63 | 200.00 | 4.48 | 4.48 | N60°20'30"W |

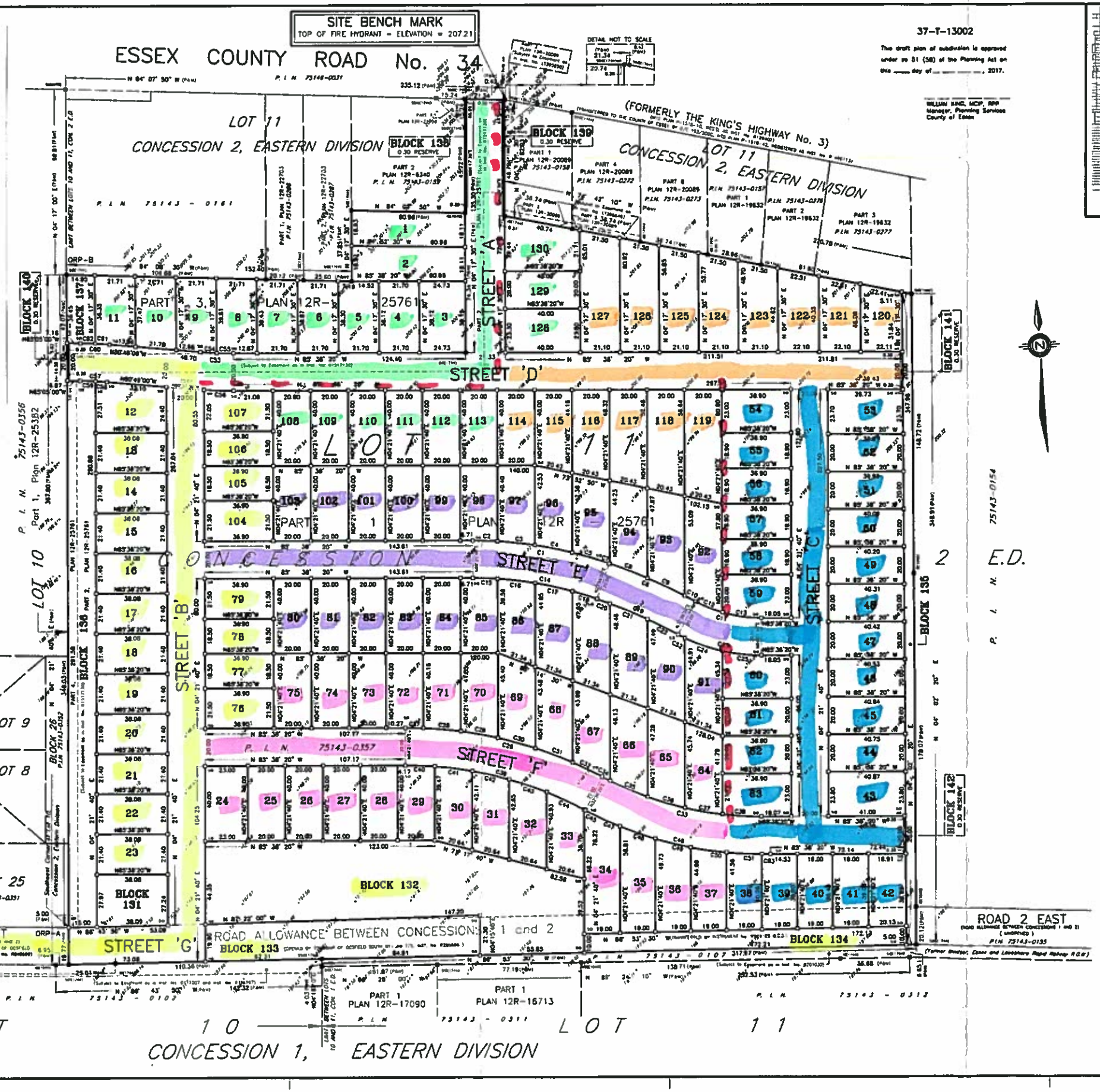
SITE INFORMATION:
SINGLE FAMILY DWELLINGS = 130 UNITS
TOTAL AREA OF SUBDIVISION = 17.002 HECTARES (42.011 ACRES)
TOTAL RESIDENTIAL AREA = 11.223 HECTARES
RESIDENTIAL DENSITY = 7.6 UNITS PER HECTARE

ADDITIONAL 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 |

ELEVATIONS
ELEVATIONS SHOWN ON THE PLAN ARE IN METRES TO CANADIAN GEODETIC DATUM

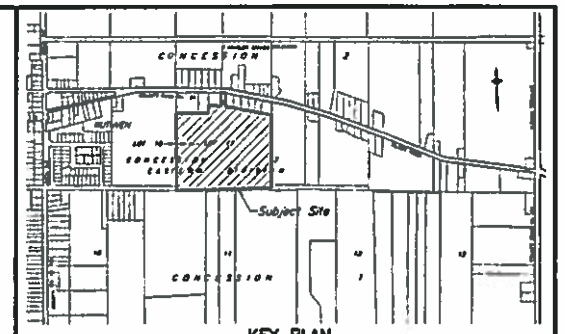
SITE BENCHMARK
AS SHOWN ON FACE OF PLAN




37-T-13002

The draft plan of subdivision is approved under ss 51 (58) of the Planning Act on this ____ day of ____, 2017.

WILLIAM KING, MCIP, RPP
Manager, Planning Services
County of Essex




KEY PLAN
NOT TO SCALE

# DRAFT PLAN OF SUBDIVISION

OF

PART OF LOT 11
CONCESSION 2 EASTERN DIVISION
AND PART OF ROAD ALLOWANCE
BETWEEN CONCESSION 1 AND 2
(UNOPENED BY THE TOWNSHIP OF GOSFIELD SOUTH BY-LAW 775, INST. No. R285486)
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

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

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 | N4656587.860 | E362233.084 |
| ORP-B | N4658934.782 | E362259.495 |

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 SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS "ORP-A" AND "ORP-B" SHOWN HEREON, HAVING A GRID BEARING OF N04°21'40"E NAD83 (CSRS) (1997.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980722

ALL MONUMENTS SHOWN THUSLY ⊙ ARE IRON BARS (⊗) 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 16mm x 16mm x 0.61m IRON BAR |
| IB-R | 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 |
| SPP | DENOTES OBSERVED REFERENCE POINT |

SSB'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-25761 (P*) DENOTES PLAN 12R-20089 |
| (1744) | DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S. |
| (1042) | DENOTES WILLIAM J. SETTERINGTON, O.L.S. |
| (MTO) | DENOTES MINISTRY OF TRANSPORTATION, ONTARIO |

## OWNER'S CERTIFICATE

FRANK PORRONE CONSTRUCTION, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL

CRISTINA PORRONE

MARCH 10, 2017
DATE

CRISTINA PORRONE - (President)
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 MARCH 10, 2017

BRIAN CHAO
ONTARIO LAND SURVEYOR
for VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.


WINDSOR
844 Ottawa Street
N9A 3E3
Ph: (519)256-1772
Fax: (519)256-1781

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

LEAMINGTON
107 Talbot Street East
N8H 1L6
Ph: (519)323-2379
Fax: (519)323-2673

ONTARIO LAND SURVEYORS
www.vhbsurveys.com


| | | | |
|---|---|---|---|
| DRAWN BY CMM | CAD Date: April 10, 2017 8:35 AM | | |
| CHECKED BY BC | CAD File: S10441v08P5.dwg | | |
| WORK ORDER S-10441v08 | FILE NO. E-Gosfield South-2-11 | PLAN FILE NO. H-1346'C' | |