

**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 \_\_\_\_\_ 20\_\_\_\_ AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIED \_\_\_\_\_ AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. \_\_\_\_\_  
 REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF THE LAND IDENTIFIED BY PLAN \_\_\_\_\_ 75177-0807 PART OF LOTS 1, 2, 3, 4, 5, 10, 11, 12 AND 13 ARE SUBJECT TO EASEMENT AS IN C2004248 PART OF LOTS 5, 10 AND 11 ARE SUBJECT TO EASEMENT AS IN C2005646

**PLAN OF SUBDIVISION OF PART OF BLOCK 46 PLAN 12M-565**  
 GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH NOW IN THE TOWN OF KINGSVILLE COUNTY OF ESSEX, ONTARIO  
 VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARE INC.  
 SCALE = 1:1250

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

**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 0.9998717  
 ALL MONUMENTS SHOWN TRUSLY (T) ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.  
 (T) DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR  
 (IB) DENOTES 25mm x 25mm x 0.51m SHORT STANDARD IRON BAR  
 (T) DENOTES 19mm x 19mm x 0.51m IRON BAR  
 (T) DENOTES 19mm diameter x 0.51m ROUND IRON BAR  
 (T) DENOTES CUT-CROSS  
 (T) DENOTES 5mm x 50mm STEEL PIN  
 (T) DENOTES SURVEY MONUMENT FOUND  
 (T) DENOTES SURVEY MONUMENT SET AND MARKED 1744  
 (T) DENOTES WITNESS J DENOTES PERPENDICULAR  
 (T) DENOTES SET (S) DENOTES MEASURED (M) DENOTES DEED  
 (T) DENOTES OBSERVED REFERENCE POINT  
 (T) DENOTES SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SETS WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.  
 (T) DENOTES SET PROPORTIONALLY (P) DENOTES ORIGIN UNKNOWN  
 (T) DENOTES PLAN 12R-24816  
 (T) DENOTES PLAN 12R-23864  
 (T) DENOTES PLAN 12R-24818  
 (T) DENOTES PLAN 12R-25732  
 (T) DENOTES REGISTERED PLAN 1013  
 (T) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S.  
 (T) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

**NOTE**  
 1) PARTS 15 TO 18 (INCLUSIVE), PARTS 21 TO 28 (INCLUSIVE) PLAN 12R-25732 ARE SUBJECT TO EASEMENT AS IN C2004248.  
 2) PARTS 25, 26 AND 29 PLAN 12R-25732 ARE SUBJECT TO EASEMENT AS IN C2005646.

**OWNER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT  
 1. LOTS 1 TO 15 (INCLUSIVE), BLOCK 46 (B.L. RESERVE) AND THE STREET NAMED GRANDVIEW DRIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.  
 2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF KINGSVILLE AS A PUBLIC HIGHWAY.

TIMBERCREK ESTATES INC.  
 DATED MARCH 7, 2018.  
 GORD MUISEER - PRESIDENT  
 I HAVE AUTHORITY TO BIND THE CORPORATION

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF FEBRUARY, 2018.

DATE MARCH 7, 2018.  
 BRAN COAD  
 ONTARIO LAND SURVEYOR  
 for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZARE INC.

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 CAD Date: March 6, 2018 1:01 PM  
 CAD File: 21081725.dwg  
 Date: 08/03/2018  
 Plot No: 0-10078a23  
 Plot No: E-124-565-BLK-46  
 Plot No: H-565'E

**INTEGRATION DATA**  
 COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-MET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2011.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) CLREG 218/10  
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
CRP-A	N4853178.824	E357210.361
CRP-B	N4834814.356	E357178.831

**CURVE SCHEDULE**

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	80.12	11.82	11.80	N19°38'30"E

**LINE SCHEDULE**

LINE	DISTANCE	BEARING
L1	31.13	N87°53'40"W
L2	15.98	N0°18'00"E
L3	15.34	N0°18'00"E
L4	20.12	N85°41'50"W
L5	15.77	N85°41'50"W
L6	20.12	N79°02'30"W

