Appendix B

37-T-12005

This Draft Plan of Subdivision is approved under ss 51 (31) of the Planning Act on this _____ _____, 2017.

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

"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
A	N4654483.404	E353950.013
B	N4653514.241	E353914.662

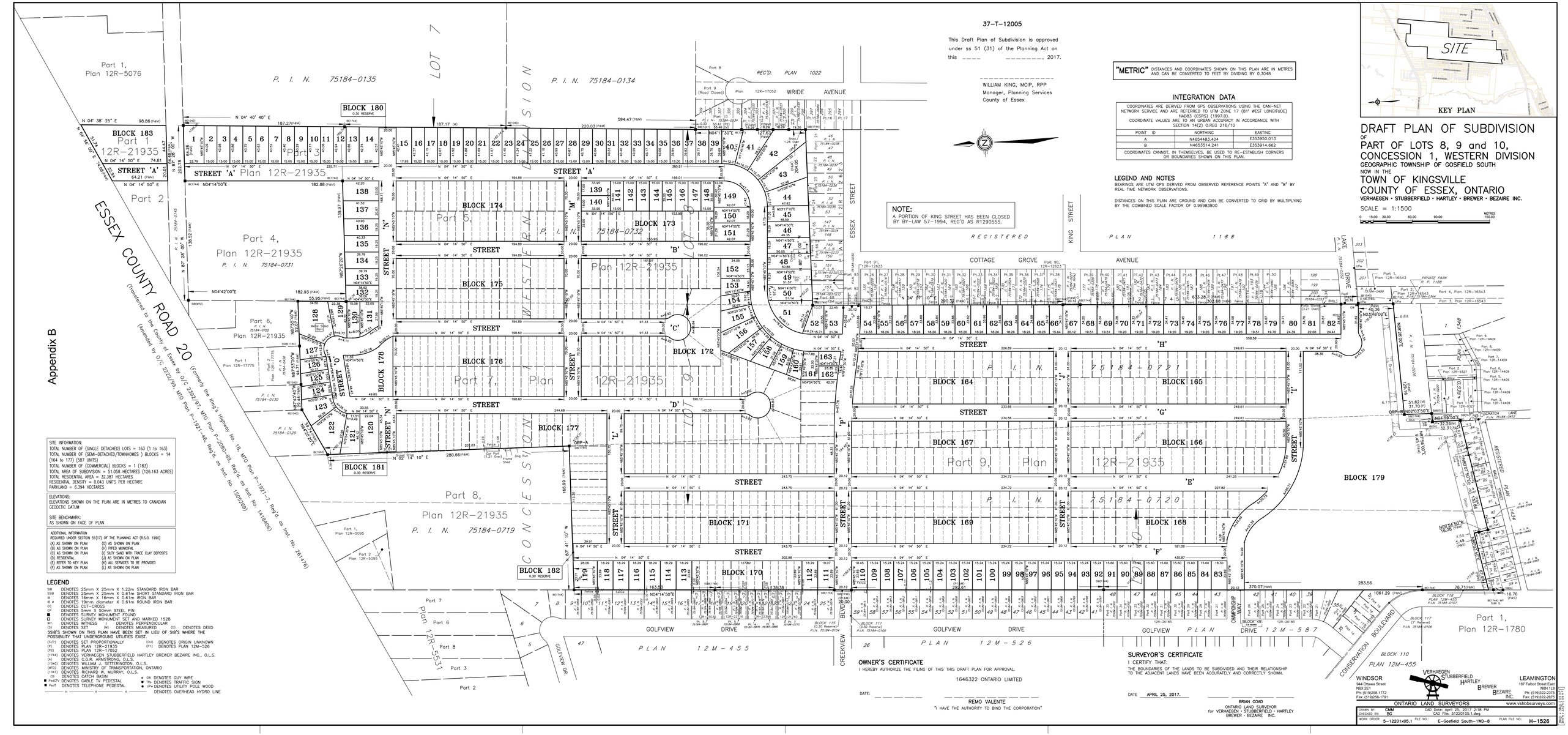
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND AND NOTES

BEARINGS ARE UTM GPS 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 0.99983800

NOTE:
A PORTION OF KING STREET HAS BEEN CLOSED BY BY-LAW 57-1994, REG'D AS R1290555.



SITE INFORMATION:
TOTAL NUMBER OF (SINGLE DETACHED) LOTS = 163 (1 to 163)
TOTAL NUMBER OF (SEMI-DETACHED/TOWNHOMES) BLOCKS = 14 (164 to 177) (587 UNITS)
TOTAL NUMBER OF (COMMERCIAL) BLOCKS = 1 (183)
TOTAL AREA OF SUBDIVISION = 51.058 HECTARES (126.163 ACRES)
TOTAL RESIDENTIAL AREA = 32.387 HECTARES
RESIDENTIAL DENSITY = 0.043 UNITS PER HECTARE
PARKLAND = 6.394 HECTARES

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

SITE BENCHMARK:
AS SHOWN ON FACE OF PLAN

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

LEGEND

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 1528
WIT.	DENOTES WITNESS ( ) DENOTES PERPENDICULAR
(S)	DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED

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-21935	(P1)	DENOTES PLAN 12M-526
(P2)	DENOTES PLAN 12R-17052		
(1744)	DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.		
(A)	DENOTES C.G.R. ARMSTRONG, O.L.S.		
(1040)	DENOTES WILLIAM J. SETTERINGTON, O.L.S.		
(MTO)	DENOTES MINISTRY OF TRANSPORTATION, ONTARIO		
(1341)	DENOTES RICHARD M. MURRAY, O.L.S.		
CB	DENOTES CATCH BASIN	● GW	DENOTES GUY WIRE
■ PedCTV	DENOTES CABLE TV PEDESTAL	▼ TRA	DENOTES TRAFFIC SIGN
■ PedT	DENOTES TELEPHONE PEDESTAL	● UPole	DENOTES UTILITY POLE WOOD
—— H —— H —— H ——			DENOTES OVERHEAD HYDRO LINE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THE FILING OF THIS THIS DRAFT PLAN FOR APPROVAL.

1646322 ONTARIO LIMITED

DATE: _____ _____ _____

REMO VALENTE
"I HAVE THE 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 APRIL 25, 2017.

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

DRAFT PLAN OF SUBDIVISION

OF

PART OF LOTS 8, 9 and 10, CONCESSION 1, WESTERN DIVISION

GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:1500

0 15.00 30.00 60.00 90.00 METRES 150.00

WINDSOR
944 Ottawa Street
N8X 2E1
Ph: (519)258-1772
Fax: (519)258-1791

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ONTARIO LAND SURVEYORS
www.vshbbsurveys.com

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WORK ORDER: 5-12201x05.1	FILE NO.: E-Gosfield South-1W0-8	PLAN FILE NO.: H-1526	

BOX 1 (25.4mm) BOX 2 (50.8mm) BOX 3 (76.2mm) BOX 4 (101.6mm)