

FORMERLY THE KING'S HIGHWAY No. 18, AS WIDENED AND SHOWN ON MTO PLAN P-1921-6, REGISTERED AS INSTRUMENT No. R260827

Part 1, 12R-4995
P.I.N. 75185-0675

Part 1, 12R-4995
P.I.N. 75185-0675

ESSEX COUNTY ROAD No. 20 P.I.N. 75172-0065

CONCESSION 1

Part 1, 12R-10643
P.I.N. 75185-0674

Part 1, 12R-4995
P.I.N. 75185-0675

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PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1				12.361 ac.
2	PART OF LOT 21	CONCESSION 1 WESTERN DIVISION	ALL OF 75185-0676	69.293 ac.
3				13.930 ac.
4	PART OF LOT 20		PART OF 75185-0625	0.409 ac.
5				0.023 ac.
6				1.920 ac.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: DECEMBER 4, 2019.

BRIAN COAD
ONTARIO LAND SURVEYOR

PLAN 12R- RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PARTS 1, 2 AND 3 - COMPRISE ALL OF PIN 75185-0676
PART 4, 5 AND 6 - COMPRISE PART OF PIN 75185-0625

SKETCH FOR SEVERANCE OF PART OF LOTS 20 AND 21 CONCESSION 1, WESTERN DIVISION GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH NOW IN THE TOWN OF KINGSVILLE COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS

SCALE: 1"=200'

0 100.0 200.0 400.0 600.0 1000.0 FEET

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING 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 0.99984834

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

SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
IB # DENOTES 3/4" diameter X 2'-0" 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
WT. DENOTES WITNESS
(S) DENOTES SET (M) DENOTES MEASURED (O) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT
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
(P) DENOTES MTO PLAN P-1921-6
(P1) DENOTES PLAN 12R-4995
(P2) DENOTES PLAN 12R-7181
(P3) DENOTES PLAN 12R-10643
(P4) DENOTES PLAN 12R-11285
(P5) DENOTES PLAN 12R-24156
(1744) DENOTES VERHAEGEN STUBBSFIELD HARTLEY BREWER BEAIRE INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE _____ DAY OF _____

DATE: DECEMBER 4, 2019.

BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN LAND SURVEYORS

944 OTTAWA ST WINDSOR, ON, N9X 2E1
T: (519) 258-1772 F: (519) 258-1791

187 TALBOT ST E LEAMINGTON, ON, N8H 1L8
T: (519) 322-2375 F: (519) 322-2675

www.jdbarnes.com

DRAWN BY: CMM CHECKED BY: (BC) REFERENCE NO.: 19-48-210-02
CAD Date: January 14, 2020 1:46 PM PLAN FILE NO.: G-3569'B'
CAD File: 19-48-210-02.dwg FILE NO.: E-Cosfield South-1 W.D.-20

Appendix C

Part 1
Plan 12R-5663

Part 1
Plan 12R-7181

Part 1
Plan 12R-9400

Part 1
Plan 12R-24156

Part 1, Plan 12R-11285

Part 1, Plan 12R-11285

Part 1, Plan 12R-11285

Part 1, Plan 12R-4995

Part 1, Plan 12R-4995

PROPOSED RIGHT-OF-WAY (PARTS 4, 5 AND 6) AREA = 2.352 ac.

RETAINED LANDS AREA = 69.293 ac.

Land Area Area = 6.262 ac.

PROPOSED TRANSFER TO E.R.C.A. AREA = 13.930 ac.

Water Area Area = 7.668 ac.

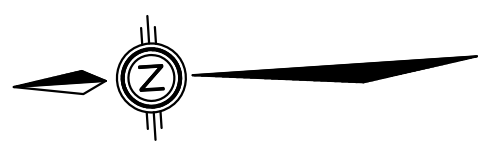
LINE	BEARING	DISTANCE
L1	N80°50'40"W	20.02'
L2	N70°07'20"W	20.20'
L3	N57°31'40"W	20.06'
L4	N56°12'50"W	20.03'
L5	N67°40'10"W	20.21'
L6	N80°38'10"W	20.07'
L7	N74°07'20"W	20.39'
L8	N49°36'40"W	20.56'
L9	N15°57'50"W	21.33'

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	N15270583.327	E1153672.155
ORP-B	N15268286.067	E1153510.428

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



DETAIL SCALE: 1"=50'

