

Formerly THE KING'S HIGHWAY No. 18  
**ESSEX COUNTY ROAD No. 20**  
(AS WIDENED AND AS SHOWN ON M.T.O. PLAN P-1921-1, REGISTERED AS DEPOSIT PLAN 5598)  
 (TRANSFERRED BY ORDER-IN-COUNCIL CG-2392/97 INSTRUMENT R1418406, LT0227823 (MTO PLAN P-2080-89))

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOTS 1 & 2 PART OF LOT 1	REGISTERED PLAN 30 (WEST SIDE OF WELLINGTON STREET) REGISTERED PLAN 30 (NORTH SIDE OF MAIN STREET)	PART OF 75144-0343	2.778± ac
2	PART OF LOT 9	CONCESSION 1 EASTERN DIVISION		2.026± ac

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE <u>JULY 20, 2020.</u>	<b>PLAN 12R-</b> RECEIVED AND DEPOSITED DATE _____
BRIAN COAD ONTARIO LAND SURVEYOR	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)



**SKETCH FOR SEVERANCE**  
 OF  
**PART OF LOTS 1 AND 2**  
 (WEST SIDE OF WELLINGTON STREET)  
**PART OF LOT 1**  
 (NORTH SIDE OF MAIN STREET)  
**REGISTERED PLAN 30**  
 AND  
**PART OF LOT 9**  
**CONCESSION 1 EASTERN DIVISION**  
 GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH  
 NOW IN THE  
**TOWN OF KINGSVILLE**  
**COUNTY OF ESSEX**  
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.  
 SCALE : 1"=60'

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

**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	N15273776.35	E1185670.64
ORP-B	N15273304.03	E1185639.35

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 OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99981074

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (B) UNLESS OTHERWISE NOTED.  
 SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR  
 SSB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR  
 IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR  
 RB 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  
 DENOTES SET  
 DENOTES MEASURED  
 ORP 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 (O) DENOTES ORIGIN UNKNOWN  
 (P) DENOTES PLAN 12R-14477 (P1) DENOTES PLAN 12R-14765  
 (P2) DENOTES PLAN 12R-20917 (P3) DENOTES PLAN 12M-456  
 (P4) DENOTES PLAN 12R-27271 (P5) DENOTES PLAN 12R-24256  
 (P6) DENOTES REGISTERED PLAN 30  
 (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEAZARE INC., O.L.S.  
 (A) DENOTES C.G.R. ARMSTRONG, O.L.S.  
 (1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 20th. DAY OF AUGUST, 2018.

DATE JULY 20, 2020.

BRIAN COAD  
 ONTARIO LAND SURVEYOR  
 for VERHAEGEN LAND SURVEYORS

940 OTTAWA ST. WINDSOR, ON, N9A 2E1 T: (519) 258-1772 F: (519) 258-1791

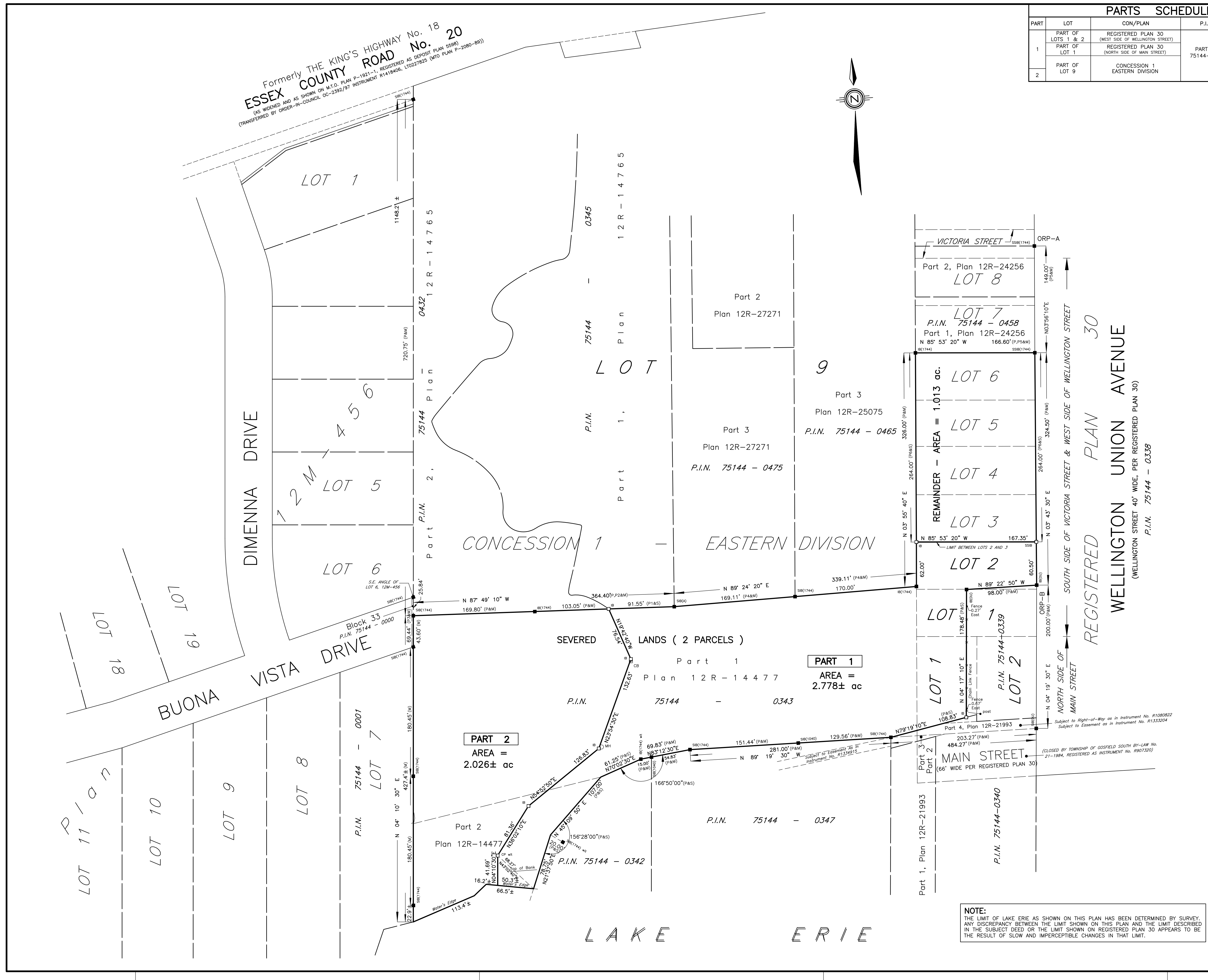
**VERHAEGEN** SURVEYING LAND SURVEYORS A DIVISION OF J.D. BARNES LTD. www.jdbarnes.com

187 TALBOT ST. E. LEAMINGTON, ON, N8H 1L8 T: (519) 332-2575 F: (519) 332-2675

DRAWN BY: **CM** CHECKED BY: **BC** REFERENCE NO: **20-48-169-00**

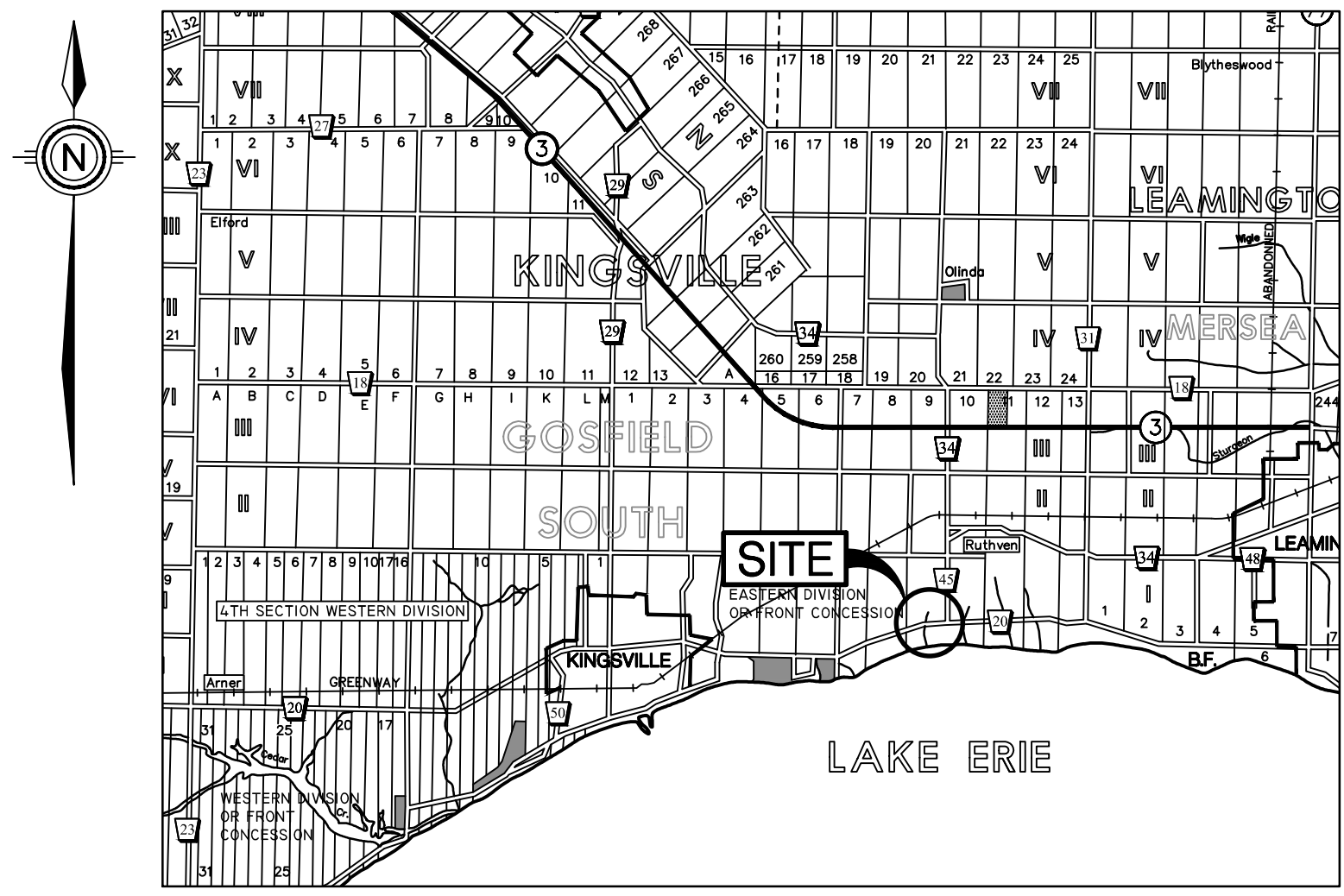
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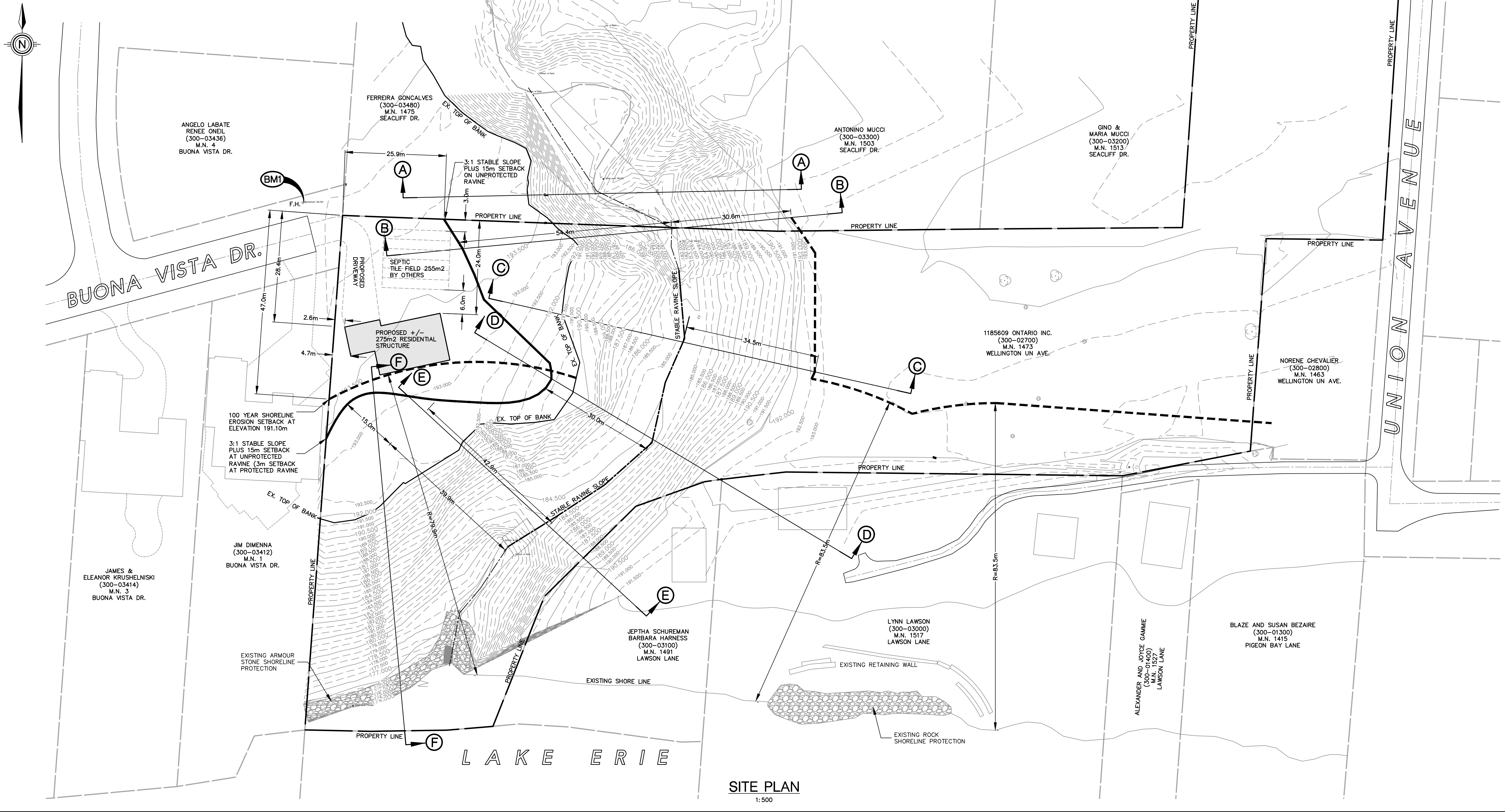


**NOTE:**  
 THE LIMIT OF LAKE ERIE AS SHOWN ON THIS PLAN HAS BEEN DETERMINED BY SURVEY. ANY DISCREPANCY BETWEEN THE LIMIT SHOWN ON THIS PLAN AND THE LIMIT DESCRIBED IN THE SUBJECT DEED OR THE LIMIT SHOWN ON REGISTERED PLAN 30 APPEARS TO BE THE RESULT OF SLOW AND IMPERCEPTIBLE CHANGES IN THAT LIMIT.

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**KEY PLAN**  
NTS



**SITE PLAN**  
1:500

**GENERAL NOTES:**

1. THE ACCURACY OF THE UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED BY THE OWNER OR N.J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE OR LOCATION SHOWN.
2. AVERAGE ANNUAL RECESSION RATE = 0.28m/YEAR BASED ON 2008 BAIRD REPORT COLCHESTER TO SOUTHEAST SHOAL LITTORAL CELL STUDY.
3. DESIGN LIFETIME OF EXISTING ARMOUR STONE SHORELINE PROTECTION = 50 YEARS.
4. SETBACK FROM THE TOE OF THE UNPROTECTED RAVINE 3:1 STABLE SLOPE PLUS 15m OFFSET.
5. SETBACK FROM THE TOE OF THE STABLE RAVINE 3:1 STABLE SLOPE PLUS 3m OFFSET.

**BENCHMARK:**  
BM1 TOP NUT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BUONA VISTA DRIVE APPROXIMATELY 54.8m EAST OF DIMENNA DRIVE INTERSECTION.  
**ELEV. 194.754m**

E.R.C.A. REVIEW AND APPROVAL	W.L.	4 SEPT. 2019
E.R.C.A. PERMIT	W.L.	4 DEC. 2017
OWNER REVIEW	W.L.	28 AUG. 2017
E.R.C.A. REVIEW	W.L.	01 AUG. 2017
ISSUED FOR:	BY	DATE

REVISIONS

**N. J. Peralta Engineering Ltd.**  
Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:

**MARTINHO PROPERTY**  
1473 WELLINGTON UNION AVE

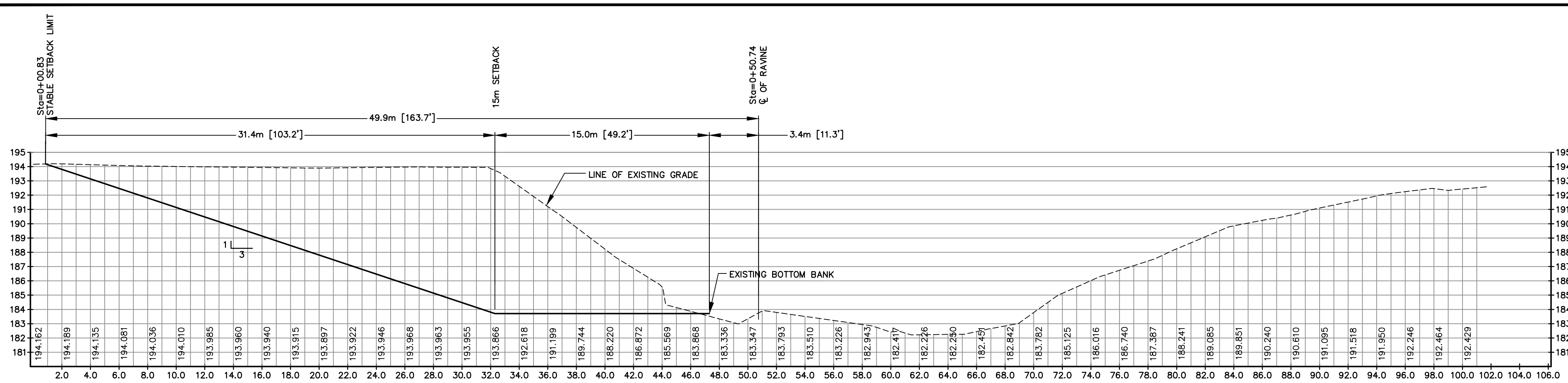
**TOWN OF KINGSVILLE, ONTARIO**

SHEET TITLE:  
**SITE PLAN**

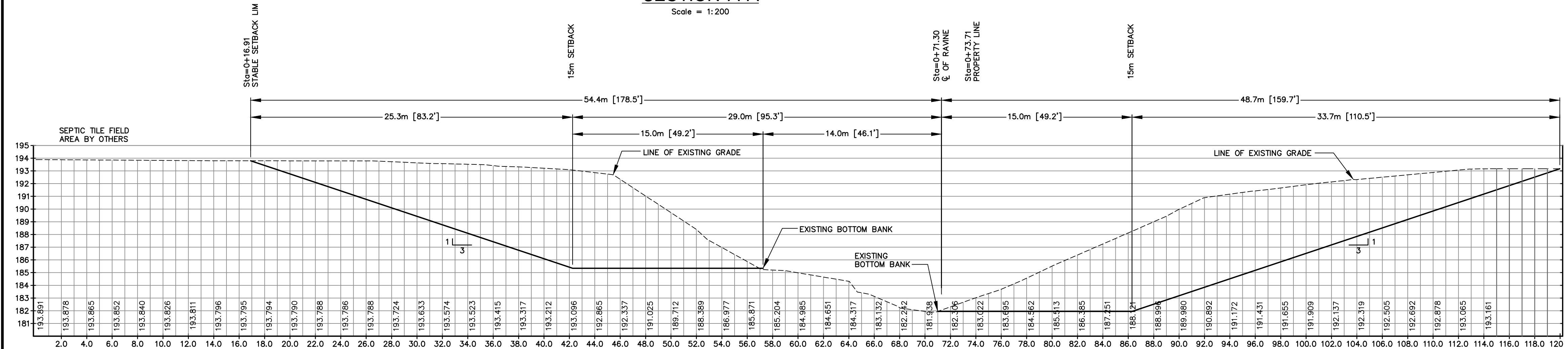
DESIGNED BY: W.L.L.	DATE: JULY 10th, 2017
DRAWN BY: W.Z.	SCALE: AS SHOWN
SHEET No.: <b>1</b>	OF: <b>3</b>
PROJECT No.: E16-068	

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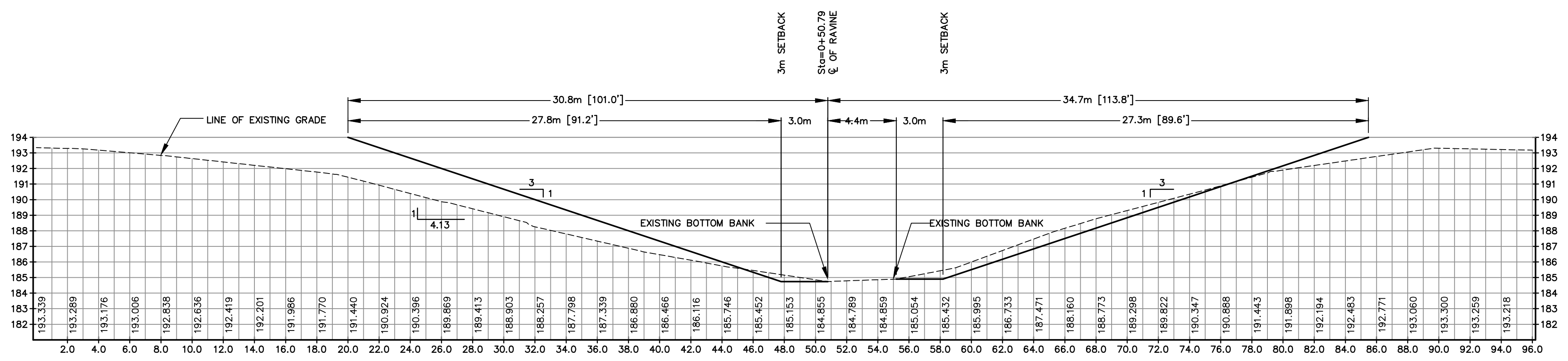
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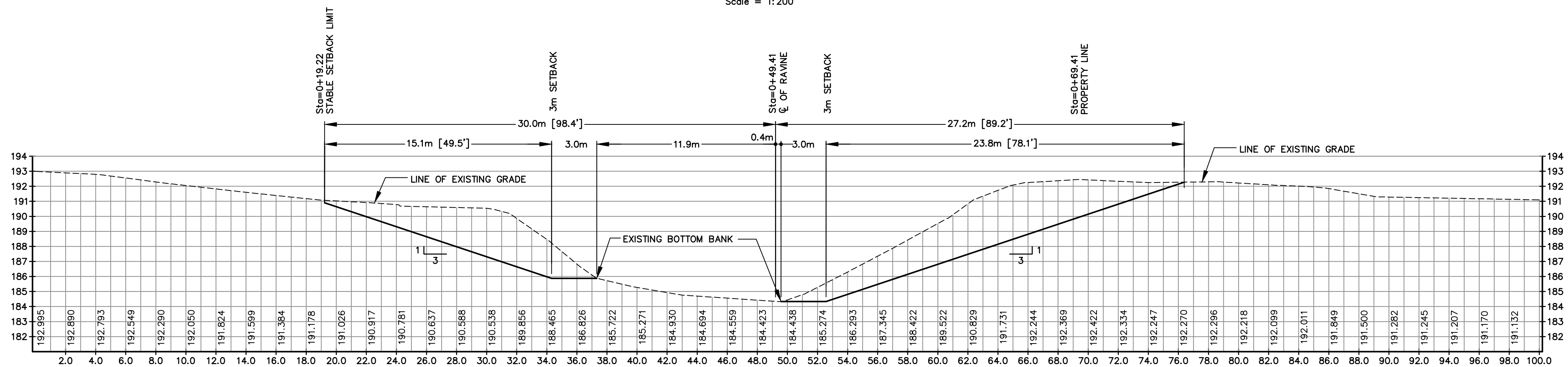
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Scale = 1:200



**SECTION B-B**  
Scale = 1:200



**SECTION C-C**  
Scale = 1:200



**SECTION D-D**  
Scale = 1:200

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NO.	DATE

**N. J. Peralta  
Engineering Ltd.**  
Consulting Engineers

Kingsville Ontario

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**MARTINHO PROPERTY  
1473 WELLINGTON  
UNION AVE**

**TOWN OF KINGSVILLE,  
ONTARIO**

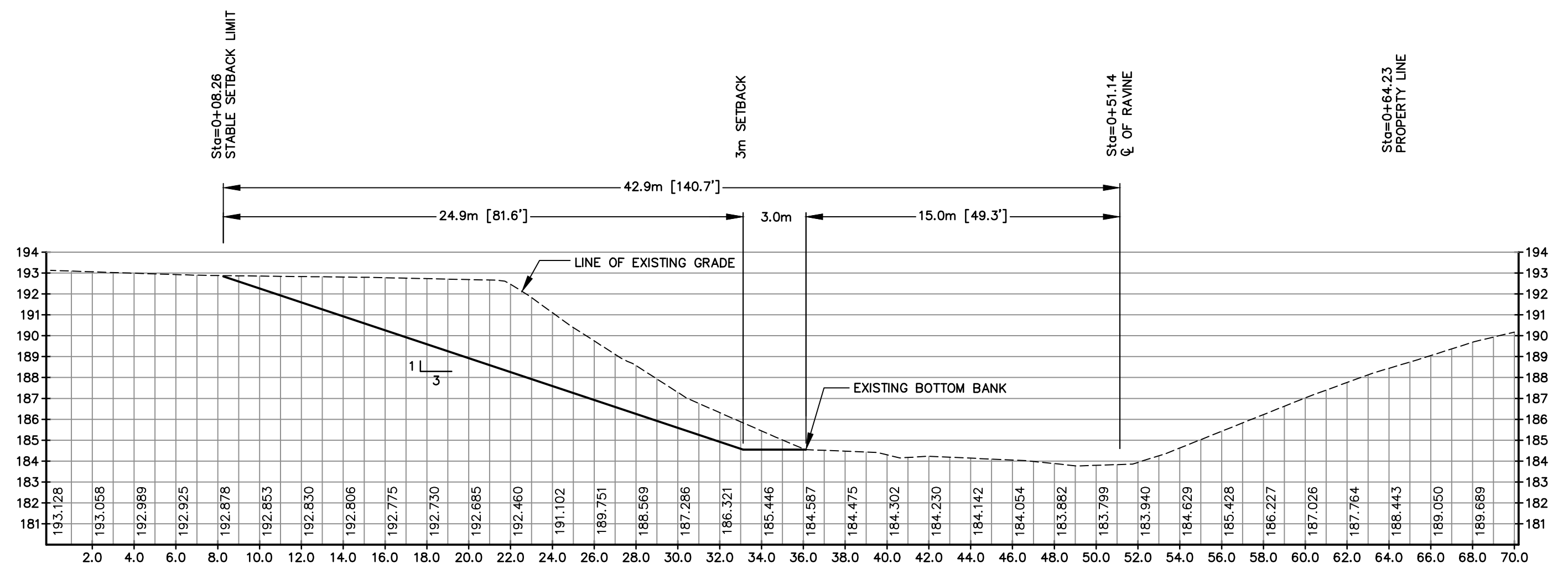
SHEET TITLE:  
**SECTIONS**

DESIGNED BY: <b>W.L.L.</b>	DATE: <b>JULY 10th, 2017</b>
DRAWN BY: <b>W.Z.</b>	SCALE: <b>AS SHOWN</b>
SHEET NO.:	OF:
<b>2</b>	<b>3</b>
PROJECT No.: <b>E16-068</b>	

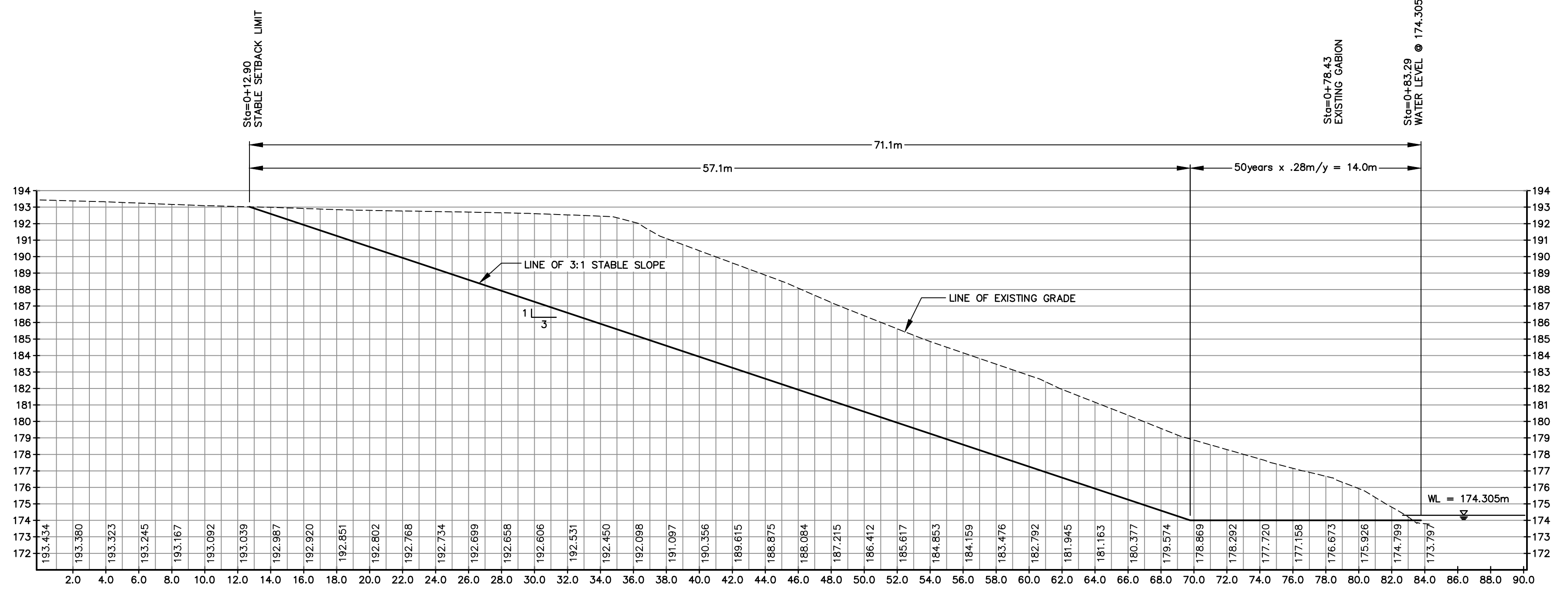
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**SECTION E-E**  
Scale = 1:200



**SECTION F-F**  
Scale = 1:200

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1	4 SEPT. 2019
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3	01 AUG. 2017

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SHEET No.: <b>3</b>	OF: <b>3</b>
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