37-T-000000

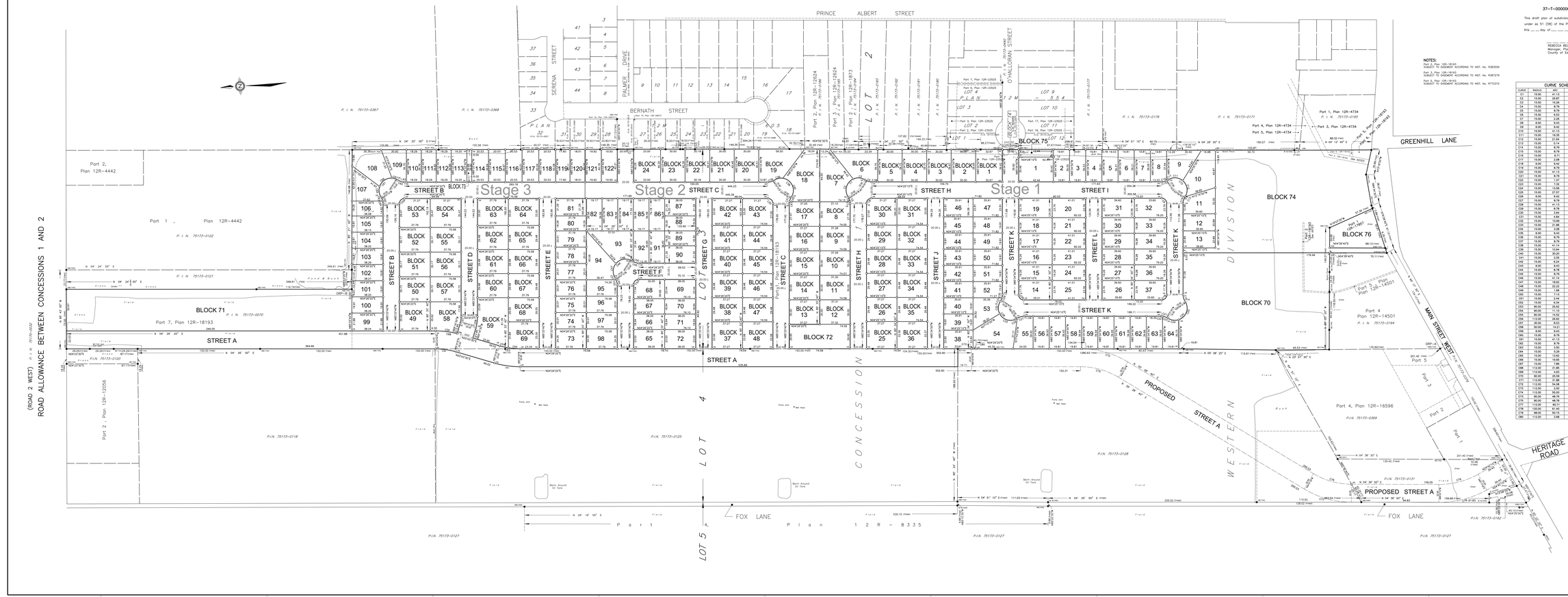
This draft plan of subdivision is approved under ss 51 (36) of the Planning Act on this ____ day of ____, ____, ____.

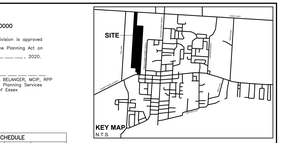
REBECCA BELANGER, MCIP, RPP
Manager, Planning Services
County of Essex

NOTES:
Part 2, Plan 12R-18193
SUBJECT TO EASEMENT ACCORDING TO INST. No. R383559

Part 3, Plan 12R-18193
SUBJECT TO EASEMENT ACCORDING TO INST. No. R387279

Part 3, Plan 12R-18193
SUBJECT TO EASEMENT ACCORDING TO INST. No. R772372





KEY MAP
N.T.S.

DRAFT PLAN OF SUBDIVISION
OF
PART OF LOTS 3 AND 4
CONCESSION 1 WESTERN DIVISION
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:1000

1 0 10 20 30 40 50
METRES

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

SITE INFORMATION
SINGLE FAMILY DWELLINGS = 122 UNITS (10.112 HECTARES)
SEMI-DETACHED DWELLINGS = 136 UNITS (4.450 HECTARES)
MULTI FAMILY DWELLINGS = 3 UNITS (0.220 HECTARES)
TOTAL AREA OF SUBDIVISION = 32.481 HECTARES (80.212 ACRES)
TOTAL RESIDENTIAL AREA = 14.782 HECTARES
RESIDENTIAL DENSITY = 17.7 UNITS PER HECTARE

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990)
(V) AS SHOWN ON PLAN (Z) AS SHOWN ON PLAN
(X) AS SHOWN ON PLAN (Y) PIPED MUNICIPAL
(Y) AS SHOWN ON PLAN (I) SILTY SAND WITH TRACE CLAY DEPOSITS
(I) RESIDENTIAL (J) AS SHOWN ON PLAN
(X) REFER TO KEY PLAN (X) ALL SERVICES TO BE PROVIDED
(Y) AS SHOWN ON PLAN (L) AS SHOWN ON PLAN

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

CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	23.56	21.21	N44°44'33"W
C2	15.00	20.87	20.36	N44°41'33"W
C3	15.00	15.28	14.61	N28°52'05"E
C4	15.00	8.79	8.66	N21°13'50"E
C5	15.00	8.79	8.66	N77°46'26"E
C6	15.00	6.53	6.48	N75°22'55"E
C7	15.00	2.26	2.25	N89°51'20"W
C8	15.00	23.56	21.21	N45°15'27"E
C9	8.00	9.42	8.49	N44°22'13"E
C10	15.00	41.13	29.40	N44°22'13"E
C11	15.00	16.35	15.54	N67°44'22"E
C12	15.00	21.64	19.81	N89°06'56"E
C13	15.00	3.14	3.14	N27°12'26"E
C14	15.00	8.79	8.66	N68°46'10"W
C15	15.00	8.79	8.66	N21°13'50"E
C16	15.00	8.71	8.58	N68°23'31"W
C17	15.00	2.08	2.08	N22°12'03"W
C18	8.00	9.42	8.49	N44°22'13"E
C19	15.00	8.79	8.66	N77°36'30"E
C20	15.00	41.13	29.40	N44°24'30"W
C21	15.00	8.79	8.66	N21°13'50"E
C22	15.00	8.79	8.66	N68°46'10"W
C23	15.00	13.56	13.10	N44°24'30"W
C24	15.00	13.56	13.10	N13°05'05"E
C25	15.00	27.57	23.85	N68°28'30"W
C26	8.00	9.42	8.49	N49°21'10"E
C27	15.00	8.79	8.66	N13°21'50"E
C28	15.00	41.13	29.40	N49°21'10"E
C29	15.00	8.79	8.66	N76°38'10"E
C30	15.00	3.84	3.83	N78°02'50"W
C31	15.00	4.84	4.82	N67°18'10"W
C32	15.00	15.08	15.04	N82°52'40"W
C33	15.00	21.86	19.88	N23°08'50"E
C34	15.00	3.28	3.27	N23°52'20"E
C35	8.00	9.42	8.49	N44°22'13"E
C36	15.00	8.79	8.66	N68°46'10"W
C37	15.00	8.79	8.66	N68°46'10"W
C38	15.00	41.14	29.40	N49°26'30"E
C39	15.00	15.94	15.70	N68°13'40"W
C40	15.00	30.20	25.35	N70°14'40"E
C41	15.00	2.55	2.54	N80°41'50"W
C42	15.00	6.24	6.19	N63°33'10"W
C43	15.00	8.79	8.66	N21°13'50"E
C44	15.00	8.79	8.66	N77°13'50"E
C45	15.00	8.79	8.66	N21°13'50"E
C46	15.00	41.14	29.40	N49°22'40"W
C47	15.00	18.82	17.69	N83°39'30"W
C48	15.00	22.22	20.24	N44°22'13"E
C49	15.00	22.22	20.24	N44°22'13"E
C50	15.00	7.13	7.06	N18°31'50"E
C51	15.00	2.65	2.64	N69°31'50"E
C52	15.00	6.34	6.29	N83°14'40"E
C53	15.00	23.56	21.21	N44°44'33"W
C54	90.00	11.16	11.09	N71°11'40"E
C55	15.00	23.56	21.21	N44°44'33"W
C56	15.00	39.83	28.50	N71°18'20"E
C57	30.00	8.53	8.50	N73°25'10"W
C58	15.00	14.21	13.77	N43°21'50"E
C59	8.00	9.42	8.49	N44°37'40"W
C60	15.00	8.79	8.66	N68°22'20"W
C61	15.00	41.13	29.40	N43°32'40"W
C62	15.00	23.56	21.21	N44°37'20"E
C63	15.00	23.56	21.21	N44°37'20"E
C64	15.00	5.29	5.26	N73°58'50"E
C65	15.00	13.62	13.18	N49°08'50"E
C66	15.00	19.85	18.27	N28°23'50"W
C67	15.00	7.66	7.77	N23°58'20"E
C68	112.00	31.85	31.74	N13°34'50"E
C69	112.00	31.85	31.74	N13°34'50"E
C70	90.00	25.59	25.50	N13°34'50"E
C71	112.00	31.88	31.77	N13°34'50"E
C72	112.00	54.58	54.05	N27°15'05"E
C73	112.00	2.00	2.00	N04°57'05"E
C74	112.00	55.00	54.45	N27°34'40"E
C75	90.00	48.76	48.18	N19°31'30"E
C76	90.00	48.76	48.18	N19°31'30"E
C77	112.00	60.71	59.97	N19°31'30"E
C78	120.00	61.40	60.73	N19°00'30"W
C79	88.00	50.15	49.51	N19°02'40"W
C80	112.00	3.68	3.68	N28°34'10"E

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) (2010.0).
COORDINATE VALUES ARE ROUNDED TO THE NEAREST 0.01 IN ACCORDANCE WITH SECTION 14(2) C.REG 216/10.

POINT ID	NORTHING	EASTING
GPS 1	4688916.51	339202.78
GPS 2	4688916.51	339187.539

COORDINATES CHANGE 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 0.9996338

ALL MONUMENTS SHOWN PLANTED ⊕ ARE IRON BARS (SB) UNLESS OTHERWISE NOTED:
IBS (SB) DENOTES 19mm ø x 61cm LONG STEEL BAR (SB)
IBW DENOTES 25mm ø x 61cm LONG SHORT STANDARD IRON BAR
IB DENOTES 19mm ø x 61cm LONG IRON BAR
IPC DENOTES 19mm diameter X 0.61m ROUND IRON BAR
SSP DENOTES 5mm ø 10mm STEEL PIN
⊕ DENOTES SURVEY MONUMENT FOUND
■ DENOTES SURVEY MONUMENT NOT FOUND WHEN SET
WIT DENOTES WITNESS MONUMENT ALONG THE PROPERTY LINE
INST DENOTES INSTRUMENT (DENOTES MONUMENT) (R) DENOTES DEED
(MP) DENOTES ORIGINAL REFERENCE POINT
(MEASURED) DENOTES MEASURED BEARING OR DISTANCE IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S.P.) DENOTES SET PROPORTIONALLY (ind) DENOTES ORIGIN UNKNOWN.
(P1) DENOTES PLAN 12R-4442
(P2) DENOTES PLAN 12R-4442 ø
(P3) DENOTES PLAN 12R-12056 (Plan 12R-12056 Dated Dec. 1, 2011, Plan File: H-1528.
(P4) DENOTES PLAN 12R-14501
(P5) DENOTES PLAN 12R-16596 (P.I.N.S 75173-0369 Dated July 14, 2017 Plan File: E-1369.
(P6) DENOTES PLAN OF SURVEY BY (1340) Dated Aug. 28, 1979, Plan File: D43879
(P7) DENOTES PLAN 12R-8335
(P8) DENOTES PLAN 12R-8335 ø
(P9) DENOTES PLAN 12R-8335
(P10) DENOTES VERHAEGEN LAND SURVEYORS
(P11) DENOTES PLAN 12R-18193 (P.I.N.S 75173-0176
(P12) DENOTES RICHARD A. MURRAY, O.L.S.
(P13) DENOTES PLAN 12R-18193 (P.I.N.S 75173-0177
(P14) DENOTES FIELD NOTES BY (1134) Dated Sep. 3, 1986, R.O.P. (L-07011).
(P15) DENOTES FIELD NOTES BY (1134) Dated Sept. 3, 1986, R.O.P. (L-07011).
(P16) DENOTES FIELD NOTES BY (1134) Dated Nov. 17, 1986, R.O.P. (L-08386).

OWNER'S CERTIFICATE

I AM/WE AM/ARE THE REGISTERED OWNER(S) OF THE SUBJECT LANDS HEREBY AUTHORIZE VERHAEGEN LAND SURVEYORS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

Amico Properties Inc.

DATED: DECEMBER 16, 2020.

DOMONIC AMICONE
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: DECEMBER 16, 2020.

BRIAN JOAD
ONTARIO LAND SURVEYOR

VERHAEGEN LAND SURVEYORS
A DIVISION OF
J. D. Barnes Limited
ST.CLAIR BEACH, LONDON, KINGSVILLE
(519) 322-2275 (519) 973-3670 www.jdbarnes.com

DRAWN BY: CMW	CHECKED BY: BC	REFERENCE NO.: 19-45-006-04
CAD Date: December 16, 2020 9:24 AM		
CAD File: 19-45-006-04.dwg		FILE NO.: E-Kingville-1 R.2-3

SHEET 1 OF 1