




MASTRON ENTERPRISES LTD.
2123 Road 5E, Kingsville

ZONING BY-LAW AMENDMENT

SUBJECT AREA

 SUBJECT AREA
(± 61.74 ha)

Appendix A

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

SCALE : 1:7,500



SOURCE: COUNTY OF ESSEX
AERIAL PHOTOGRAPHY (2019)

CREATED BY: ZJB
CHECKED BY: ZS
DESIGNED BY: ZJB

File Location:
c:\users\10zjb\documents\projects\reports\road 5e\zba\road 5e location map.dwg
March, 30, 2021 4:01 PM



PROJECT: 21-XXXX
STATUS: FINAL
DATE: 03/30/2020

ROAD 5 EAST (ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5)

(ACCORDING TO THE CORPORATION OF THE TOWNSHIP OF GOSFIELD SOUTH BY-LAW 41-1981, REGISTERED AS INSTRUMENT No R848699)
 Subject To Easement As In CE12293
 Part 1 Plan 12R-23121

TOPOGRAPHIC SURVEY

OF
 PART OF LOTS 23 AND 24
 CONCESSION 4
 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 = 1:1500
 0 15.00 30.00 60.00 90.00 150.00 METRES

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

ELEVATIONS
 ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CANADIAN GEODETIC VERTICAL DATUM (1928-1978 ADJUSTMENT)

BENCH MARK
 BENCH MARK 00119683025 ELEVATION 226.797
 MKR TYPE B SETTING CODE 04 AT SITE OF CN/CP TWR 6 KM NW OF LEAMINGTON, 20.6 M S OF C/A OF RD. 11.6 M SE OF NW COR FENCED ENCLOSURE, 18.3 M W OF W COR OF BLDG. MKD BY A GSC TRIANG BOLT SET IN A CONC PIER 10 CM ABOVE GRD LVL. A LOWER MKR IS SET IN CONC 142 CM BELOW GRD LVL. REF "A" IS 5 CM ABOVE GRD LVL. IS 1 M SE OF NW FENCE COR. REF "B" AT SW LVL. IS 60 CM S OF E-W FENCE AND JUST W OF W GATE POST AND REF "C" IS 5 CM ABOVE GRD LVL. IS 90 CM E OF W FENCE.

AREA
 61.818 Hectares

CAUTION
 UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

- LEGEND**
- MHH DENOTES HYDRO MANHOLE
 - MHS DENOTES SEWER MANHOLE
 - MHT DENOTES TELEPHONE MANHOLE
 - MHW DENOTES WATER MANHOLE
 - BB DENOTES CATCH BASIN
 - DCB DENOTES DOUBLE CATCH BASIN
 - LSG DENOTES LIGHT STANDARD CONCRETE
 - LSA DENOTES LIGHT STANDARD STEEL
 - LSW DENOTES LIGHT STANDARD WOOD
 - UPC DENOTES UTILITY POLE CONCRETE
 - UPW DENOTES UTILITY POLE WOOD
 - GP DENOTES GUY POLE
 - GW DENOTES GUY WIRE
 - Bol DENOTES BOLLARD
 - PM DENOTES PARKING METER
 - zoc DENOTES TOP OF CURB
 - zoc DENOTES BOTTOM OF CURB
 - FM DENOTES FIRE HYDRANT
 - WM DENOTES WATER METER
 - WWS DENOTES WATER VALVE (Service)
 - WV DENOTES WATER VALVE (Main)
 - GM DENOTES GAS METER
 - GV DENOTES GAS VALVE
 - HM DENOTES HYDRO METER
 - PHF DENOTES TELEPHONE PEDESTAL
 - PedTV DENOTES CABLE TV PEDESTAL
 - TRs DENOTES TRAFFIC SIGN
 - TRag DENOTES TRAFFIC SIGNAL
 - TRsp DENOTES TRAFFIC SIGNAL BOX
 - TH DENOTES TESTHOLE
 - BM DENOTES BENCH MARK
 - HCP DENOTES HORIZONTAL CONTROL POINT
 - VCP DENOTES VERTICAL CONTROL POINT
 - SHR DENOTES SHRUB
 - SC DENOTES SEWER CLEANOUT
 - IN DENOTES INVERT
 - AW DENOTES WATER LINE
 - HT DENOTES OVERHEAD HYDRO LINE
 - CS DENOTES COMBINED SEWER
 - SA DENOTES SANITARY SEWER
 - ST DENOTES STORM SEWER
 - T DENOTES OVERHEAD TELEPHONE LINE
 - W DENOTES WATER LINE
- DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT RESPECTIVELY. A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.
- UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U" (CABLE = uc HYDRO = uH TELEPHONE = UT)

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

| POINT ID | NORTHING | EASTING |
|----------|------------|-----------|
| ORP-A | 4660712.57 | 362976.33 |
| ORP-B | 4659671.29 | 362901.26 |

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

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

| PLAN | CLOCKWISE ROTATION |
|-------------|--------------------|
| P | 1° 01' 25" |
| P2 | 1° 06' 10" |
| P4, P6 | 1° 05' 00" |
| P5 | 1° 05' 20" |
| P8, P9, P11 | 1° 04' 10" |
| P12 | 1° 02' 20" |

LEGEND AND NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980070

- ALL MONUMENTS SHOWN THUSLY ○ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- IB DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR
 - SB DENOTES 25mm x 25mm x 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm x 16mm x 0.61m IRON BAR
 - IB DENOTES 13mm diameter x 0.61m ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 3mm x 50mm STEEL PIN
 - PB DENOTES PLASTIC BAR
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WT. DENOTES WITNESS
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (D) DENOTES INST. No.
 - ORP DENOTES OBSERVED REFERENCE POINT
 - ALL SET SB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF O.REG. 525/91.
 - (S/P) DENOTES SET PROPORTIONABLY
 - (N) DENOTES NOT IDENTIFIABLE
 - (P&W) DENOTES POST & WIRE FENCE
- (P) DENOTES PLAN 12R-16045
 (P2) DENOTES PLAN 12R-23980
 (P3) DENOTES PLAN 12R-13988
 (P4) DENOTES PLAN 12R-27267
 (P5) DENOTES PLAN 12R-7799
 (P6) DENOTES PLAN OF SURVEY BY (1040) Dated: Nov. 17, 1976. Plan File: B1360.
 (P8) DENOTES PLAN 12R-8536
 (P9) DENOTES PLAN 12R-15976
 (P10) DENOTES PLAN 12R-16582
 (P11) DENOTES PLAN 12R-12542
 (P12) DENOTES PLAN 12R-14237
 (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
 (1746) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
 (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
 (1172) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 15th DAY OF MARCH, 2021.

DATE: MARCH 22, 2021. ALEC S. MANTHA
 ONTARIO LAND SURVEYOR

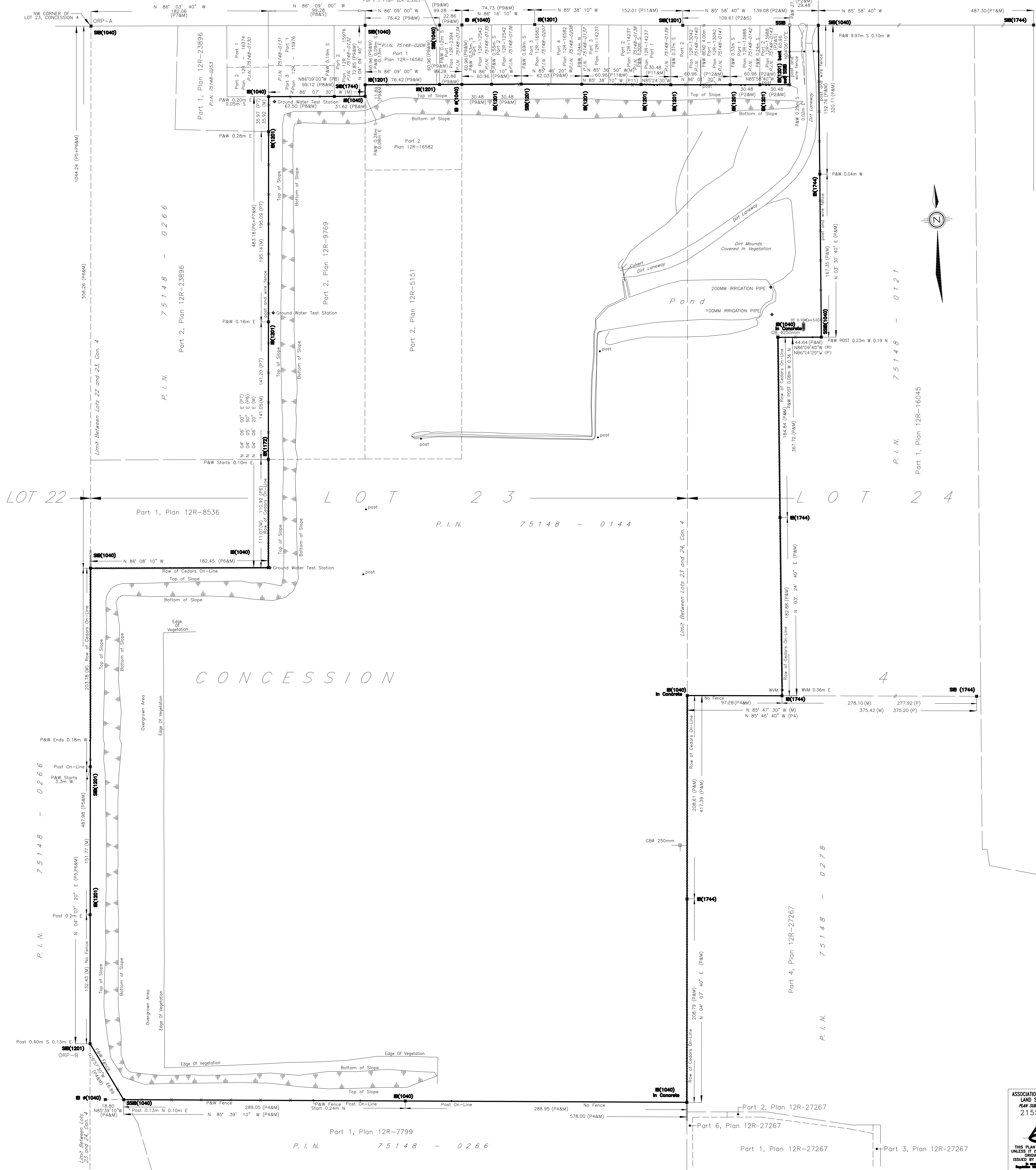
ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SIMPSON ROW
 2155115

VERHAEGEN LAND SURVEYORS
 A DIVISION OF J. D. BARNES LIMITED

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

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

DRAWN BY: CMM CHECKED BY: AM REFERENCE NO.: 21-48-039-00
 CAD Date: March 22nd, 2021 FILE NO.: E-Gosfield South-4-23
 CAD File: 21-48-039-00.dwg



March 1, 2021

Taken by: Karl Tanner





March 27, 2021

Taken by: Karl Tanner





