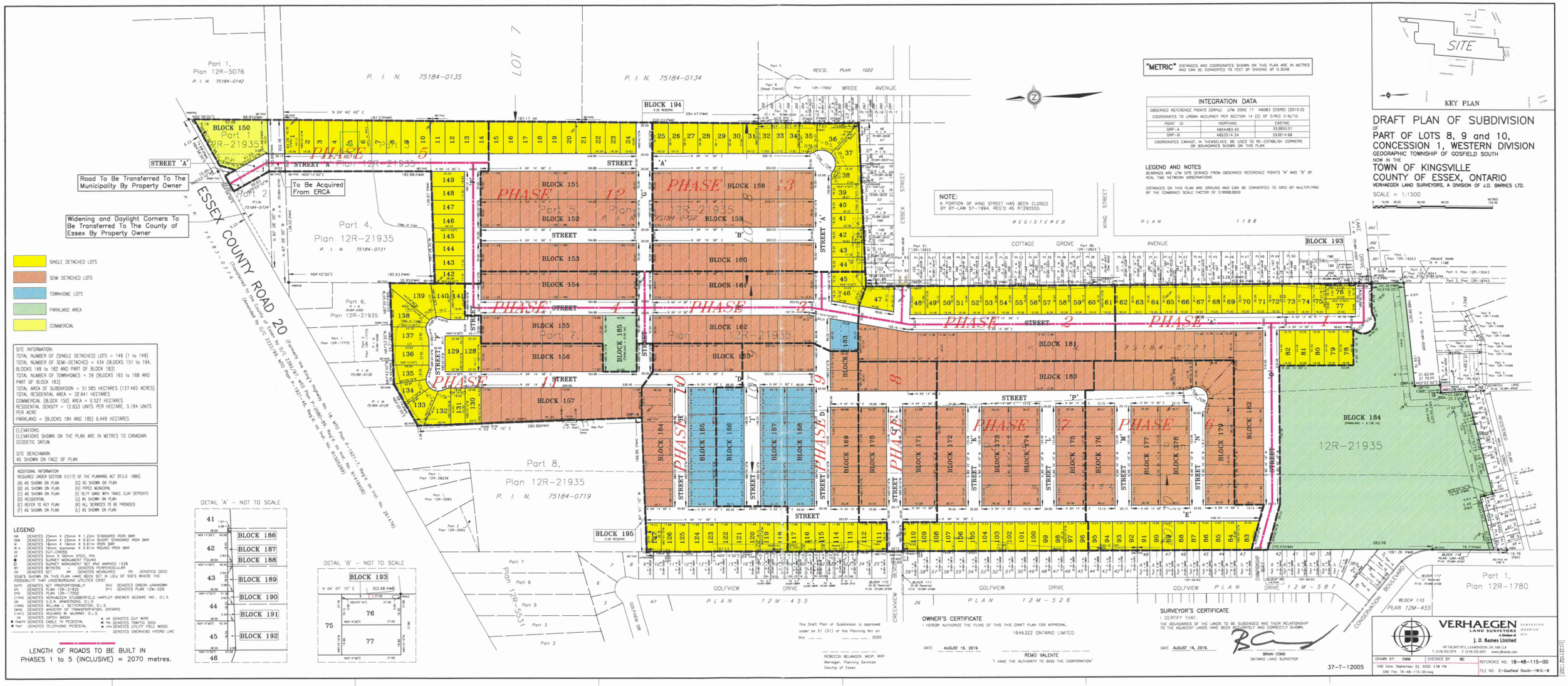
Appendix E


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 LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
SCALE = 1:1500
KEY PLAN
SITE
"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
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 | 4654483.40 | 353950.01
ORP-B | 4653514.24 | 353914.66
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.
SINGLE DETACHED LOTS
SEMI DETACHED LOTS
TOWNHOME LOTS
PARKLAND AREA
COMMERCIAL
SITE INFORMATION:
TOTAL NUMBER OF (SINGLE DETACHED) LOTS = 149 (1 to 149)
TOTAL NUMBER OF SEMI-DETACHED = 434 (BLOCKS 151 to 164, BLOCKS 169 to 182 AND PART OF BLOCK 183)
TOTAL NUMBER OF TOWNHOMES = 59 (BLOCKS 165 to 168 AND PART OF BLOCK 183)
TOTAL AREA OF SUBDIVISION = 51.585 HECTARES (127.465 ACRES)
TOTAL RESIDENTIAL AREA = 32.641 HECTARES
COMMERCIAL (BLOCK 150) AREA = 0.527 HECTARES
RESIDENTIAL DENSITY = 12.833 UNITS PER HECTARE, 5.194 UNITS PER ACRE
PARKLAND = (BLOCKS 184 AND 185) 6.449 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
(B) AS SHOWN ON PLAN
(C) AS SHOWN ON PLAN
(D) RESIDENTIAL
(E) REFER TO KEY PLAN
(F) AS SHOWN ON PLAN
(G) AS SHOWN ON PLAN
(H) PIPED MUNICIPAL
(I) SILTY SAND WITH TRACE CLAY DEPOSITS
(J) AS SHOWN ON PLAN
(K) ALL SERVICES TO BE PROVIDED
(L) AS SHOWN ON PLAN
LEGEND
SIB DENOTES 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 x DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES 5mm CROSS CUT
SP DENOTES 6mm X 30cm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1528
wit DENOTES WITNESS
(N) DENOTES SET
(M) DENOTES MEASURED
(R) DENOTES DEED
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST
(SVP) DENOTES SET PROPORTIONALLY
(P) DENOTES PLAN 12R-21935
(P2) DENOTES PLAN 12R-17052
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S
(A) DENOTES C.C.R. ARMSTRONG, O.L.S
(1840) DENOTES WILLIAM J. SETTERINGTON, O.L.S
(M10) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
(1341) DENOTES RICHARD W. MURRAY, O.L.S.
CB DENOTES CATCH BASIN
PedTV DENOTES CABLE TV PEDESTAL
Ped DENOTES TELEPHONE PEDESTAL
GV DENOTES GUY WIRE
TS DENOTES TRAFFIC SIGN
UP DENOTES UTILITY POLE WOOD
DENOTES OVERHEAD HYDRO LINE
LENGTH OF ROADS TO BE BUILT IN PHASES 1 to 5 (INCLUSIVE) = 2070 metres.
DETAIL 'A' – NOT TO SCALE
DETAIL 'B' – NOT TO SCALE
ESSEX COUNTY ROAD 20
(Transferred to the County of Essex by O.C. 232/97)
(Formerly the King's Highway No. 18 MTO Plan P-1931-7, Reg'd as Inst. No. 91418060)
(Extended by O.C. 232/97, MTO Plan P-2050-68, Reg'd as Inst. No. 91418060)
(Formerly the King's Highway No. 18 MTO Plan P-1931-45, Reg'd as Inst. No. 61505789)
Road To Be Transferred To The Municipality By Property Owner
Widening and Daylight Corners To Be Transferred To The County of Essex By Property Owner
To Be Acquired From ERCA
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 11
PHASE 12
PHASE 13
This Draft Plan of Subdivision is approved under ss 51 (31) of the Planning Act on this ____ ____ ____ 2020.
REBECCA BELANGER, MCIP, RPP
Manager, Planning Services
County of Essex
OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE FILING OF THIS THIS DRAFT PLAN FOR APPROVAL.
1646322 ONTARIO LIMITED
DATE: AUGUST 16, 2019.
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: AUGUST 16, 2019.
BRIAN COAD
ONTARIO LAND SURVEYOR
37-T-12005
VERHAEGEN LAND SURVEYORS
A Division of
J. D. Barnes Limited
147 TALBOT ST., LEAMINGTON, ON. N8H 1L8
T: (519) 322-3375 F: (519) 322-3875 www.jdbarnes.com
DRAWN BY: CMM
CHECKED BY: BC
REFERENCE NO: 18-48-115-00
CAD Date: September 22, 2020 3:59 PM
CAD File: 18-48-115-00.dwg
FILE NO: E-Gosfield South-1W.D.-8