

Appendix B

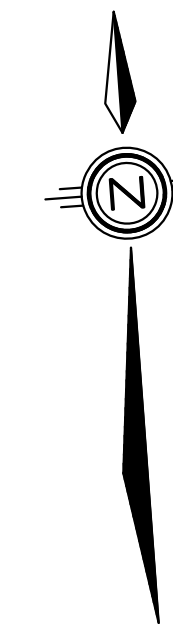
PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1				1.900 ac.
2	PART OF LOT 4	CONCESSION 5	PART OF 75167-0085	0.028 ac.
3				0.465 ac.

LOT COVERAGE		
BUILDING	AREA	COVERAGE
1 Storey Brick Ranch	2194.9 sq ft	2.6 %
1 1/2 Storey Cement Board	1596.6 sq ft	1.9 %
Metal Sided Garage	1031.9 sq ft	1.2 %
TOTAL	4823.4 sq ft	5.7 %

Additional accessory buildings on retained lands, are north of old pump house.

Concrete Block Building (Old Pump House)

RETAINED LANDS (INCLUDING PART 3)
AREA = 100.85± acres
(NOT VERIFIED BY SURVEY)



SKETCH FOR SEVERANCE OF PART OF LOT 4, CONCESSION 5
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" = 40'
0 20.0 40.0 80.0 120.0 200.0 FEET

THE INTENDED PLOT SIZE OF THIS PLAN IS 36" IN WIDTH BY 24" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1" = 40'

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

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP _s): 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	15293791.62	1152896.19
ORP-B	15293718.10	1153892.51
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°14'50"
P1	0°57'50"

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 0.999845

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB φ DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
SIB DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED JDB
WIT. DENOTES WITNESS J DENOTES PERPENDICULAR
(S) DENOTES SET (U) DENOTES MEASURED (D) DENOTES INST. NO.
ORP DENOTES OBSERVED REFERENCE POINT
ALL SET SIB 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.
(N) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
(S/P) DENOTES SET PROPORTIONALLY (P1) DENOTES PLAN 12R-20120 (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

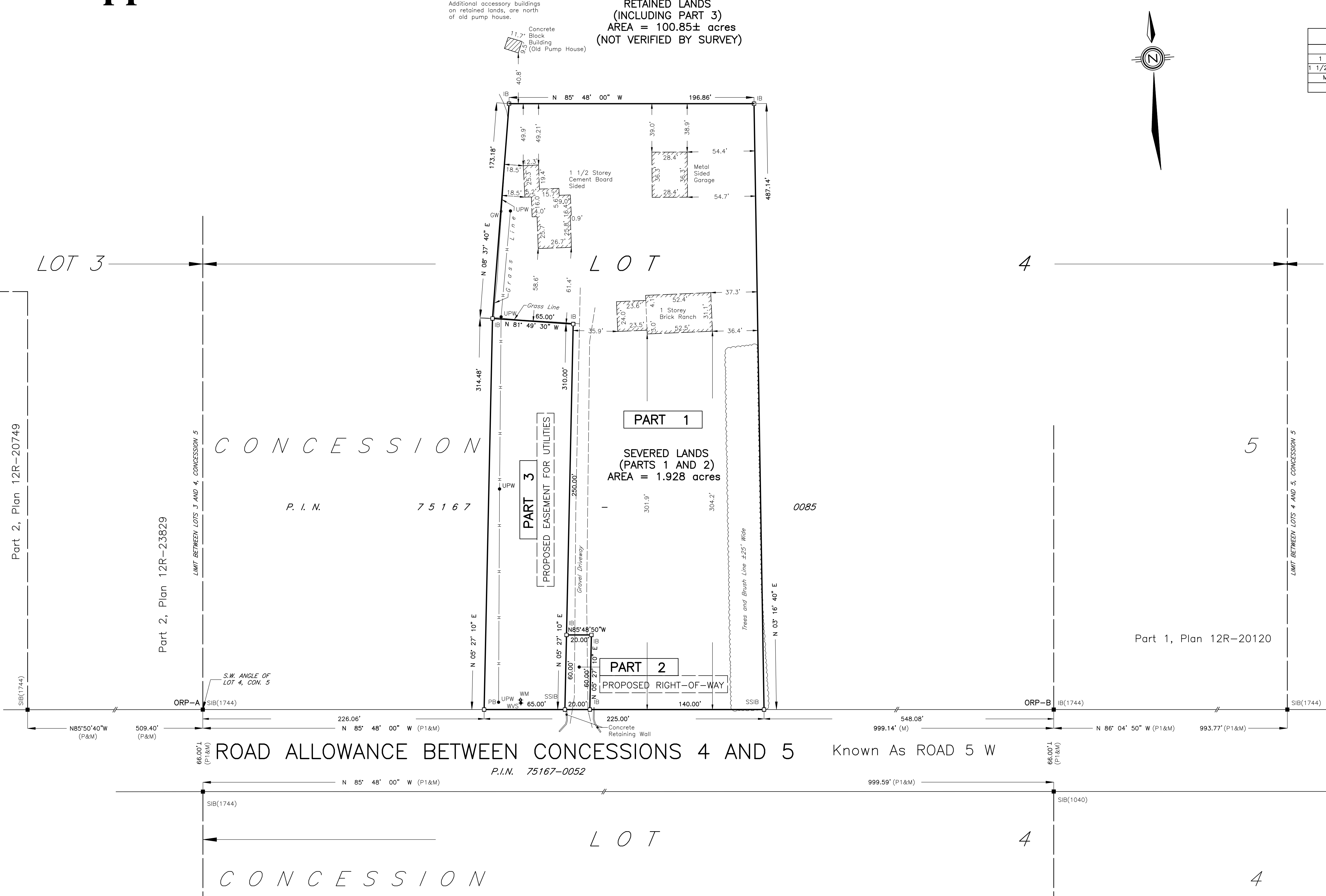
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE _____ DAY OF _____

DATE MARCH 2, 2023. _____
BRIAN COAD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX

VERHAEGEN SURVEYING
LAND SURVEYORS MAPPING
A Division of GIS
J. D. Barnes Limited
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.: 22-48-202-00
CAD Date: March 2, 2023 1:43 PM FILE NO.: E-Gosfield South-5-4
CAD File: 22-48-202-00.dwg



19.5cm x 30.0cm, 44.0cm (17.5") x 11.81" (46.44")