

This final plan of subdivision is approved under s. 51, (58) of the Planning Act on this 08 day of February, 2022.

[Signature]
REBECCA A. GUYER
MANAGER, PLANNING SERVICES
COUNTY OF ESSEX

PLAN 12M-689

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLE DIVISION OF ESSEX (13) AT 10:00 O'CLOCK ON THE 11th DAY OF March, 2022 AND ENTERED IN THE FIELDS REGISTER FOR PROPERTY IDENTIFIERS 75163-0443(LT) AND REQUIRED CONSENTS ARE REFERRED TO AN INSTRUMENT No. 061066705
[Signature]
REBECCA A. GUYER
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAN COMPRISES ALL OF THE LAND IDENTIFIED BY PIN 75163-0443(LT).
PART OF LOTS 29, 30 & 31 ARE SUBJECT TO EASEMENT AS IN R690425.

PLAN OF SUBDIVISION OF PART OF LOT 269 CONCESSION NORTH OF TALBOT ROAD GEOGRAPHIC TOWNSHIP OF GOSFIELD NORTH TOWN OF KINGSVILLE COUNTY OF ESSEX

SCALE 1 : 750 METRES
0 5 10 15 20 25 30 40 50 100
SURVEYORS ON SITE INC.

LEGEND

- ALL MONUMENTS SHOWN AS (A) ARE IRON BARS (B) UNLESS OTHERWISE NOTED.
- MONUMENT PLANTED
- MONUMENT FOUND
- ▬ STANDARD IRON BAR
- ▬ SHORT STANDARD IRON BAR
- IRON BAR
- ROUND IRON BAR
- CUT CROSS
- CONCRETE MONUMENT
- M MEASURED
- S SET
- WIT WITNESSES
- P1 REGISTERED PLAN 12M-392
- P2 PLAN 12M-24433
- P3 PLAN 12M-24559
- P4 PLAN 12M-27449
- 1540 WILLIAM J. SETTERINGTON LTD.
- 1172 WILLIAM A. BREWER, O.L.S.
- 1201 CLARKE SURVEYORS INC.
- 1500 DENYING J. BEAURE, O.L.S.
- 1528 VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEAURE INC.
- WTO MINISTRY OF TRANSPORTATION OF ONTARIO
- OU ORIGIN UNKNOWN

OWNERS CERTIFICATES:

THIS IS TO CERTIFY THAT
1. LOTS 1 TO 33 (INCLUSIVE), BLOCKS 34 & 35 and BLOCKS 36 & 37, 0.30m RESERVES and THE STREETS NAMELY BELLEVUE DRIVE & REDWOOD AVENUE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF KINGSVILLE.

DATED THE 25th DAY OF FEBRUARY, 2022.
[Signature]
BRIAN ARMSTRONG
I HAVE THE AUTHORITY TO SIGN FOR THE CORPORATION

THIS IS TO CERTIFY THAT
1. LOTS 1 TO 33 (INCLUSIVE), BLOCKS 34 & 35 and BLOCKS 36 & 37, 0.30m RESERVES and THE STREETS NAMELY BELLEVUE DRIVE & REDWOOD AVENUE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF KINGSVILLE.

DATED THE 25th DAY OF FEBRUARY, 2022.
[Signature]
ED HOOKER
I HAVE THE AUTHORITY TO SIGN FOR THE CORPORATION

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1. LOTS 1 TO 33 (INCLUSIVE), BLOCKS 34 & 35 and BLOCKS 36 & 37, 0.30m RESERVES and THE STREETS NAMELY BELLEVUE DRIVE & REDWOOD AVENUE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF KINGSVILLE.

DATED THE 25th DAY OF FEBRUARY, 2022.
[Signature]
DAVE ARMSTRONG
I HAVE THE AUTHORITY TO SIGN FOR THE CORPORATION

NOTES

- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.99994000.
- BEARINGS ARE UTM GRID DECLINED FROM NETWORK RTM GPS OBSERVATIONS (SMARTNET) ON MONUMENTS (A) AND (B) AS SHOWN HEREON, HAVING A GRID BEARING OF N41°31'35" W, N48°3' CSRS (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

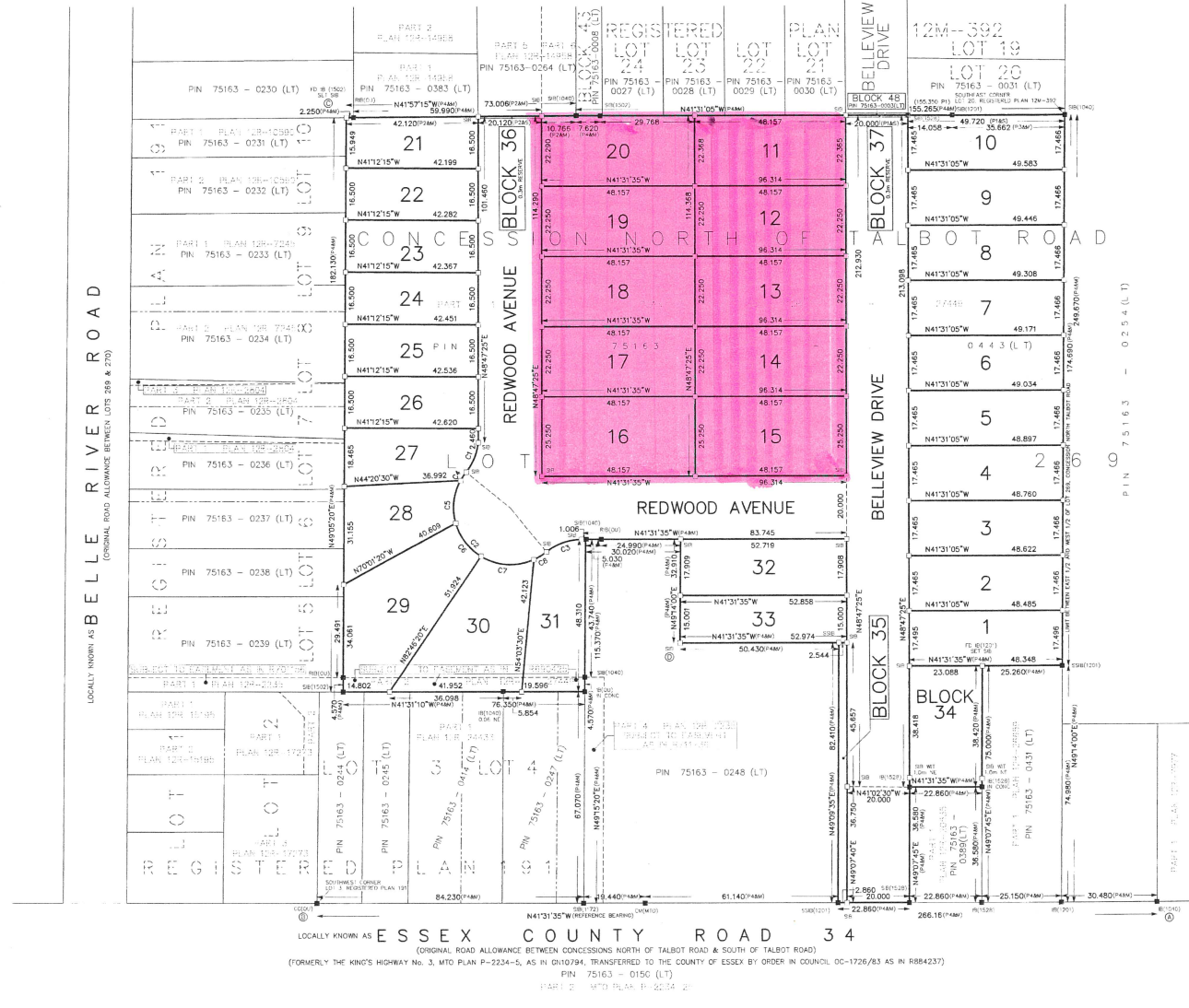
SURVEYOR'S CERTIFICATE

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. THE SURVEY WAS COMPLETED ON THE 31st DAY OF JANUARY, 2022.

FEBRUARY 25, 2022
[Signature]
CHRISTOPHER JOHN GYLER
ONTARIO LAND SURVEYOR

SOS
SURVEYORS ON SITE INC.
3560 WALKER ROAD
WINDSOR, ONTARIO
N9W 3S4
519-818-0767
www.surveyorsonsite.com

DRAWN BY: AJP CHECKED BY: CGJ DATE: FEBRUARY 25, 2022 FILE: 2021-471-1PLAN



COORDINATES BELOW ARE DERIVED FROM NETWORK RTM GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2011.0).
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF R.O.L.G. 216/70 EASTING

POINT ID	NORTHING	EASTING
(A)	4662277.02	356072.63
(B)	4665476.26	355896.20
(C)	4665633.41	356089.81
(D)	4665444.53	356034.35

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

CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	18.000	12.234	12.000	N68°17'46" E
C2	18.000	52.830	35.606	S33°29'2" E
C3	18.000	12.240	12.005	N65°59'37" W
C4	18.000	3.209	3.205	N82°35'56" E
C5	18.000	14.042	13.688	S55°08'34" E
C6	18.000	13.552	13.774	N11°33'55" E
C7	18.000	17.502	16.820	N35°14'2" W
C8	18.000	4.526	4.514	N73°15'15" W

LOCALLY KNOWN AS BELLE RIVER ROAD
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 29 & 27)

LOCALLY KNOWN AS ESSEX COUNTY ROAD 34
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS NORTH OF TALBOT ROAD & SOUTH OF TALBOT ROAD)

(FORMERLY THE KING'S HIGHWAY No. 3, INTO PLAN P-2234-5, AS IN ORD 10794, TRANSFERRED TO THE COUNTY OF ESSEX BY ORDER IN COUNCIL 00-1726/83 AS IN R684237)

PIN 75163 - 0150 (LT)

PART 2 MTD PLAN P-8234-2