

37-T-13001
This final plan of subdivision is approved under ss 51 (56) of the Planning Act on this 3rd day of September, 2022.

Rebecca Belanger
REBECCA BELANGER, M.C.I.P., R.P.P.
Manager, Planning Services
County of Essex

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 9:48 O'CLOCK ON THE 29th DAY OF September 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER P.I.N. 75176-0183 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CE1103358

Robert Karimullah
REPRESENTATIVE FOR LAND REGISTRAR
LRO NO. 12

THIS PLAN COMPRISES PART OF P.I.N. 75176-0183

PLAN OF SUBDIVISION
OF
PART OF LOT 3
CONCESSION 1, EASTERN 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



"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 | 4656448.32 | 357314.23 |
| ORP-B | 4655487.69 | 357236.50 |

COORDINATES CANNOT, 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 (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 0.999826
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 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 Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS I DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
ORP DENOTES OBSERVED REFERENCE POINT
ALL SET SSB 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 PROPORTIONALLY (N) DENOTES NOT IDENTIFIABLE
(P) DENOTES PLAN 12R-27276 (P1) DENOTES PLAN 12R-25459
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO, O.L.S.

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT

- LOTS 1 to 27 (both inclusive), BLOCK 28 AND THE STREETS NAMED WALTER WAY, AND PEACHWOOD DRIVE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS ARE DEDICATED TO THE CORPORATION OF THE TOWN OF KINGSVILLE AS PUBLIC HIGHWAYS.

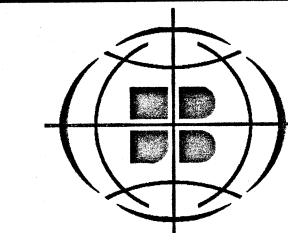
1552843 Ontario Limited
DATED JULY 15th, 2022 *Walter Brando*
WALTER BRANDO
"I HAVE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
 - THIS SURVEY WAS COMPLETED ON THE 10th DAY OF MAY, 2022

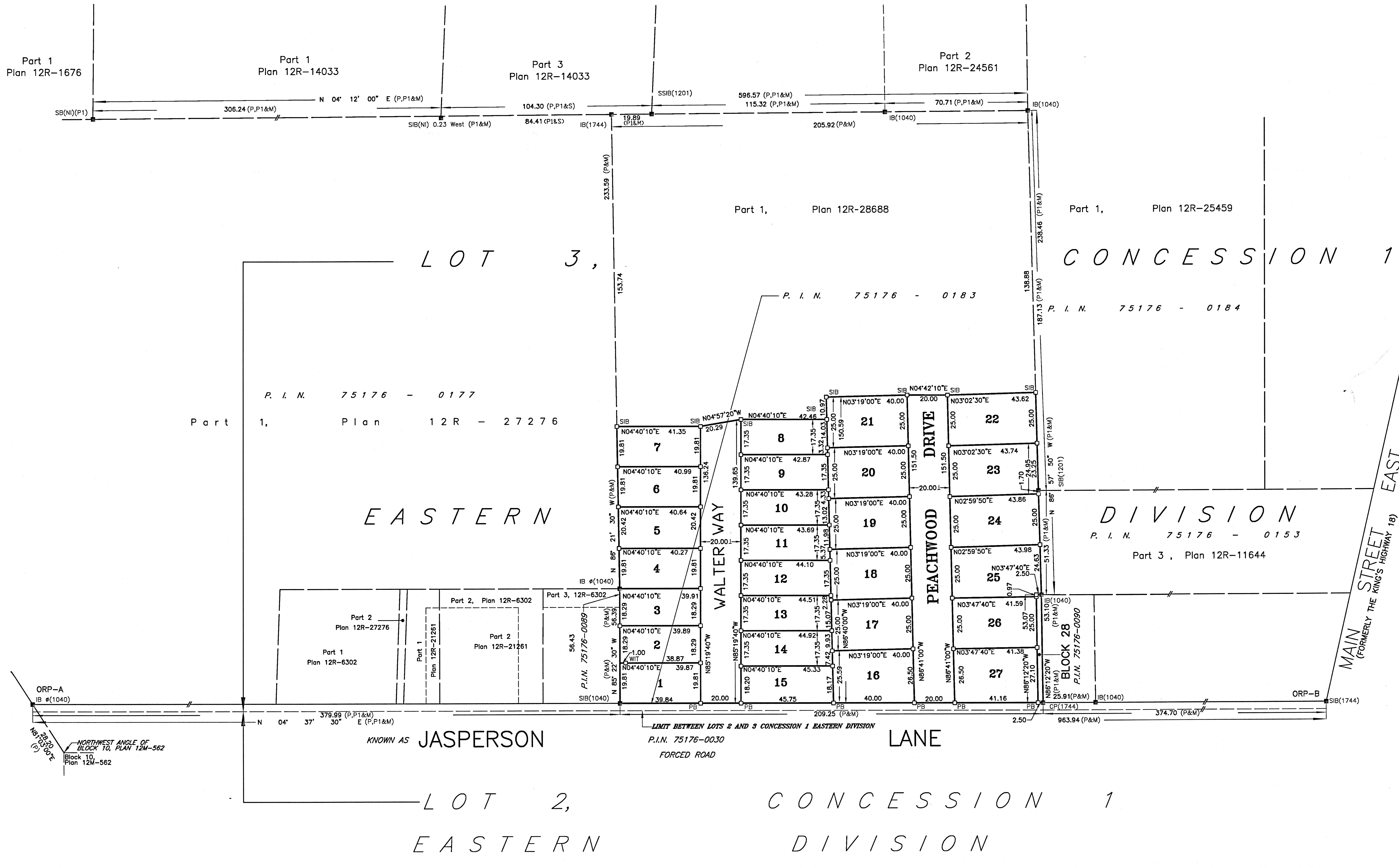
DATE JULY 15th, 2022 *Alec S. Mantha*
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2193315



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: SP CHECKED BY: AM REFERENCE NO.: 21-48-101-01
CAD Date: July 15th, 2022 FILE NO.: E-GOSFIELD SOUTH-1 E.D.-3
CAD File: 21-48-101-01.dwg



ORP-A
IB # (1040)
N 85° 22' 30" W
187.2630
NORTHWEST ANGLE OF
BLOCK 10,
PLAN 12M-562