

PLAN 12M-693

37-T-13001  
This final plan of subdivision is approved under s 51 (56) of the Planning Act on this 3<sup>rd</sup> day of August, 2022.

*Rebecca Beland*  
REBECCA BELAND, M.P., RPP.  
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 3:59 O'CLOCK ON THE 29<sup>th</sup> DAY OF September 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER PIN 75176-0183 AND REQUIRED CONSENTS ARE BUSINESS AS PLAN DOCUMENT NO. 6E1103358

*Robt Roriv*  
ROBERT RORIV  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 12

THIS PLAN COMPRISES PART OF P.L.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 METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17 MAG3 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG. 2147(1).			
POINT ID	NORTHING	EASTING	
ORP-A	456448.32	357314.23	
ORP-B	455487.69	357236.50	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

LEGEND AND NOTES  
BERMENS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, MAG3 (CSRS) (2010.0).

- DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999992
- ALL MONUMENTS SHOWN TRULY TO BE IRON BARS (IB) UNLESS OTHERWISE NOTED.
  - SB DENOTES 25mm x 25mm x 1.2mm STANDARD IRON BAR
  - SBIB DENOTES 25mm x 25mm x 0.8mm STANDARD IRON BAR
  - IB DENOTES 16mm x 16mm x 0.8mm IRON BAR
  - IB DENOTES 19mm diameter x 0.8mm ROUND IRON BAR
  - CC DENOTES CUT-CROSS
  - ST DENOTES 50mm x 50mm STEEL PIN
  - PB DENOTES PLASTIC BAR
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET AND MARKED 1744
  - WT DENOTES WITNESS (W) DENOTES PERMANENT
  - DENOTES SET (S) DENOTES MEASURED
  - ORP DENOTES OBSERVED REFERENCE POINT (O) DENOTES INST. NO.
  - ALL SET SBIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF OREG. 525/91.
  - (S/P) DENOTES SET PROPORTIONALLY
  - (P) DENOTES PLAN 12R-27276
  - (P1) DENOTES PLAN 12R-25459
  - (104) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
  - (101) 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 INSTRUMENTS.
- THE STREETS ARE DEDICATED TO THE CORPORATION OF THE TOWN OF KINGSVILLE AS PUBLIC HIGHWAYS.

DATED JULY 15th, 2022  
1552843 Ontario Limited  
*Walter Brando*  
WALTER BRANDO  
"I HAVE AUTHORITY TO SIGN 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 15th DAY OF MAY, 2022

DATED JULY 15th, 2022  
*Alec S. Mantha*  
ALEX 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  
J.D. BARNES Limited  
187A1007 ST. E. LEAMINGTON, ON N8V 1A8  
T: (519) 322-3375 F: (519) 322-2675 www.jdbarnes.com

DRAWN BY: SP CHECKED BY: AM REFERENCE NO.: 21-48-101-01  
DATE: 040 1006-209-1296-2021 FILE NO.: E-GOSFIELD SOUTH-1 E.D.-3  
DATE: 040 1006-209-1296-2021 FILE NO.: 21-48-101-01-049

