

MICHAEL CERVI PROFESSIONAL CORPORATION
BARRISTER AND SOLICITOR

1500 OUELLETTE AVENUE
SUITE 201
WINDSOR, ONTARIO
N8X 1K7

PHONE (519) 258-9494
FAX (519) 258-9985

February 22nd, 2023

The Corporation of the Town of Kingsville
1741 Jasperson Drive
2nd Floor, Room D
Kingsville, Ontario N9Y 2E4

Attention: Mr. George Robinson,
Manager of Planning & Development Services

Dear Sir:

Re: Extension of Draft Plan Approval
Municipality: Town of Kingsville
Location: Part of Lot 1, Concession 2, Eastern Division (Gosfield South)
Applicant: Cristina Porrone
File No.: 37-T-13002

Further to our letter dated January 3rd, 2023, please find enclosed herewith a photostatic copy of the relevant Plan of Subdivision. Please also find enclosed copies of Plans 12M-649, 12M-651 and Plan 12M-681.

Lot 24 to 75, both inclusive, depicted on the draft Plan of Subdivision have not been serviced. To date, my clients have serviced 78 of the lots depicted on the Plan of Subdivision, being Lots 1 to 23, both inclusive, 76 to 119, both inclusive, and 120 to 130, both inclusive. They intend to continue with servicing the remaining lots during the next three years. As such, my clients seek an extension to the date on which the approval of the draft Plan of Subdivision will lapse to September 26th, 2026.

Kindly advise if I may provide further information for your consideration.

Yours very truly,



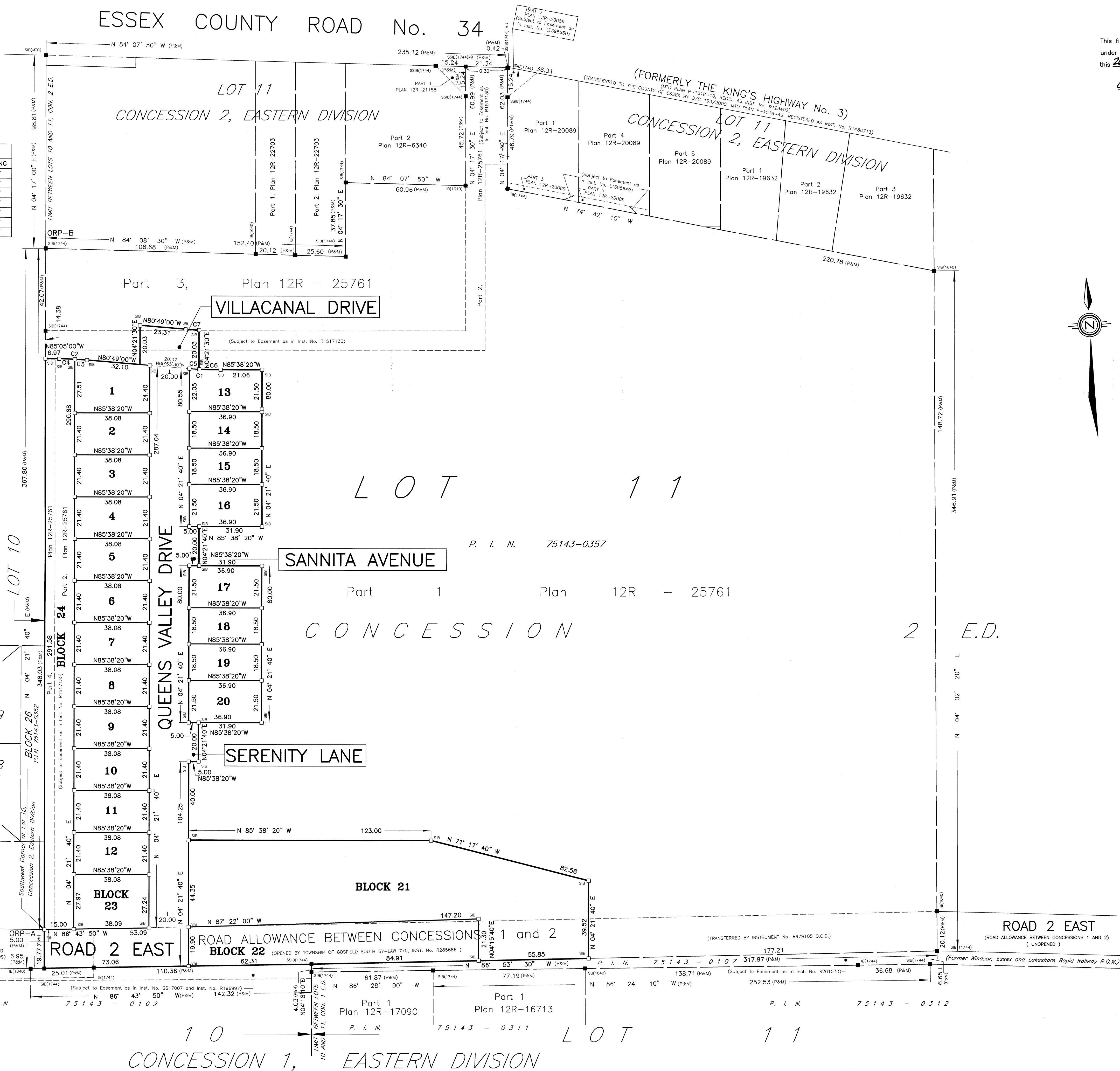
MICHAEL CERVI

MC/rs
Enclosures

cc. County of Essex - Rebecca Belanger, Manager, Planning Services
Pino Porrone and Mary Porrone

ESSEX COUNTY ROAD No. 34

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	230.00	15.85	15.85	N83°39'20"W
C2	190.00	14.15	14.14	N82°57'00"W
C3	190.00	6.11	6.11	N81°44'20"W
C4	190.00	8.04	8.04	N83°52'20"W
C5	230.00	5.01	5.01	N82°18'20"W
C6	230.00	10.84	10.84	N84°18'50"W
C7	210.00	6.80	6.79	N81°44'40"W



PLAN 12M-649

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 11:01 O'CLOCK ON THE 9th DAY OF OCTOBER, 2018 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 75143-0357 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 02453184

MARY BETH OUELLETTE
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF P.I.N. 75143-0357

PART OF ROAD 2 EAST, PART OF VILLACANAL DRIVE AND PART OF BLOCKS 23 AND 24 ARE SUBJECT TO EASEMENT AS IN INST. No. R1517130

PLAN OF SUBDIVISION

PART OF LOT 11
CONCESSION 2 EASTERN DIVISION
AND PART OF ROAD ALLOWANCE
BETWEEN CONCESSION 1 AND 2
(UNOPENED BY THE TOWNSHIP OF GOSFIELD SOUTH BY-LAW 775, INST. No. R285686)
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
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

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4656587.860	E362233.064
ORP-B	N4656934.762	E362259.495
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 OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99980722

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
 SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 SSB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 IB * DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 CC DENOTES CUT-CROSS
 CP DENOTES 5mm X 50mm STEEL PIN
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET AND MARKED 1744
 WT DENOTES WITNESS 1 DENOTES PERPENDICULAR
 (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
 ORP DENOTES OBSERVED REFERENCE POINT
 SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 (S/P) DENOTES SET PROPORTIONALLY (O/U) DENOTES ORIGIN UNKNOWN
 (P) DENOTES PLAN 12R-25761 (O) DENOTES ORIGIN UNKNOWN
 (1744) DENOTES VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC., O.L.S.
 (1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
 (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT

- LOTS 1 TO 20 (inclusive), BLOCK 21 TO BLOCK 24 (inclusive) AND THE STREETS, NAMED QUEENS VALLEY DRIVE, ROAD 2 EAST, SANNITA AVENUE, SERENITY LANE AND VILLACANAL DRIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS ARE HEREBY DEDICATED TO CORPORATION OF THE TOWN OF KINGSVILLE AS A PUBLIC HIGHWAY.

CRISTINA PORRONE

DATED APRIL 12, 2018.

CRISTINA PORRONE - (President)
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 20th. DAY OF MARCH, 2018.

DATE APRIL 12, 2018.

BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

WINDSOR
944 Ottawa Street
N8K 2E1
Ph: (519)258-1772
Fax: (519)258-1791

VERHAEGEN
STUBBERFIELD
HARTLEY
BREWER
BEZAIRE
INC.

LEAMINGTON
187 Talbot Street East
N8H 1L8
Ph: (519)322-2376
Fax: (519)322-2675

ONTARIO LAND SURVEYORS
www.vshbbsurveys.com

DRAWN BY: CMM
CHECKED BY: BC
CAD Date: April 12, 2018 12:56 PM
CAD File: S1044107.dwg
WORK ORDER: 5-1044107
FILE NO.: E-Gosfield South-2-11
PLAN FILE NO.: H-1693

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	230.00	15.85	15.85	N83°39'20"W
C2	190.00	14.15	14.14	N82°57'00"W
C3	190.00	6.11	6.11	N81°44'20"W
C4	190.00	8.04	8.04	N83°52'00"W
C5	230.00	5.01	5.01	N82°18'20"W
C6	230.00	10.84	10.84	N84°16'50"W
C7	210.00	6.80	6.79	N81°44'40"W
C8	210.00	7.81	7.81	N81°53'00"W
C9	210.00	7.83	7.82	N84°01'00"W
C10	210.00	15.64	15.63	N82°57'00"W
C11	210.00	2.02	2.02	N82°56'50"W
C12	210.00	8.83	8.83	N84°25'30"W
C13	210.00	17.65	17.65	N83°13'30"W

VILLACANAL DRIVE

P. I. N. 75143-0388
Part 1, Plan 12R-25382

ROAD 2 EAST

(ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)
(ACCORDING TO THE CORP. OF THE TOWNSHIP OF GOSFIELD
SOUTH BY-LAW 41-1981, REGISTERED AS INST. NO. R848699)

Part 4
Plan 12R-19035

ESSEX COUNTY ROAD No. 34

CONCESSION 2, EASTERN DIVISION

P. I. N. 75143 - 0161

VILLACANAL DRIVE

QUEENS VALLEY DRIVE

SERENITY LANE

CONCESSION 1, EASTERN DIVISION

P. I. N. 75143-0403

Part 1 Plan 12R - 25761

CONCESSION

2 E.D.

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2
(TRANSFERRED BY INSTRUMENT NO. R979105 Q.C.D.)

ROAD 2 EAST

(ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)
(UNOPENED)

(Former Windsor, Essex and Lakeshore Rapid Railway R.O.W.)

DETAIL NOT TO SCALE

Part 2
PLAN 12R-20089
(Subject to Easement as
in Inst. No. R1395650)

(P&M)
21.34
0.42
20.74
0.30

Part 1
PLAN 12R-21158

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PLAN 12M-651

I CERTIFY THAT THIS PLAN IS REGISTERED
IN THE LAND REGISTRY OFFICE FOR
THE LAND TITLES DIVISION OF ESSEX (12)
AT 2:43 O'CLOCK ON THE 29th DAY OF
OCTOBER 2018 AND ENTERED IN
THE PARCEL REGISTER FOR PROPERTY IDENTIFIER
75143-0403
AND REQUIRED CONSENTS ARE REGISTERED
AS PLAN DOCUMENT NO. **CEP55643**

"Robert Barichello"
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF P.I.N. 75143-0403

BLOCK 22, BLOCK 24, PART OF DOLCE VITA AVENUE, PART OF VILLACANAL
DRIVE AND PART OF BLOCK 23 ARE SUBJECT TO EASEMENT AS IN INST.
NO. R1517130

PLAN OF SUBDIVISION

OF
PART OF LOT 11
CONCESSION 2 EASTERN DIVISION
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:1000
0 10.00 20.00 40.00 60.00 80.00 100.00

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

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4656889.214	E362708.589
ORP-B	N4656543.191	E362684.155
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 OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.99980722

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 # DENOTES 16mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT DENOTES WITNESS
(S) DENOTES SET
(M) DENOTES MEASURED (D) DENOTES DEED
GRP DENOTES OBSERVED REFERENCE POINT
SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE
POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12M-XXX
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1840) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(MO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT

- LOTS 1 to 20 (inclusive), BLOCK 21, BLOCK 22 AND BLOCK 23, BLOCK 24 (0.30
RESERVES) AND THE STREETS DOLCE VITA AVENUE AND VILLACANAL DRIVE, HAVE BEEN
LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREETS ARE HEREBY DEDICATED TO CORPORATION OF THE
TOWN OF KINGSVILLE AS A PUBLIC HIGHWAY.

CRISTINA PORRONE

DATED OCTOBER 22, 2018.

Cristina Porrone
CRISTINA PORRONE - (President)
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 TOWNSHIP ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 3rd. DAY OF OCTOBER, 2018.

DATE OCTOBER 22, 2018.

Brian Coad
BRIAN COAD
ONTARIO LAND SURVEYOR
FOR VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR 944 Ottawa Street N8X 2E1 Ph: (519)258-1772 Fax: (519)258-1791		LEAMINGTON 187 Talbot Street East N8H 1L8 Ph: (519)322-2375 Fax: (519)322-2675
VERHAEGHEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.		
ONTARIO LAND SURVEYORS		
www.vshbbsurveys.com		
DRAWN BY: CMM	CAD Date: October 22, 2018 8:50 AM	
CHECKED BY: BC	CAD File: 51044108.dwg	
WORK ORDER: 5-10441x08	FILE NO: E-Gosfield South-2-11	PLAN FILE NO.: H-1693A'

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	220.00	74.40	74.05	N75°57'20"W
C2	220.00	13.29	13.29	N83°54'40"W
C3	220.00	20.12	20.11	N79°33'40"W
C4	220.00	20.41	20.40	N74°17'00"W
C5	220.00	20.58	20.57	N68°56'50"W
C6	326.00	50.47	50.42	N61°49'50"W
C7	326.00	0.31	0.31	N66°14'20"W
C8	326.00	21.47	21.47	N64°19'30"W
C9	326.00	22.10	22.09	N60°29'40"W
C10	326.00	6.59	6.59	N57°58'30"W
C11	94.00	4.07	4.07	N58°38'10"W
C12	74.00	15.33	15.31	N63°19'50"W
C13	94.00	25.00	24.93	N65°00'50"W
C14	200.00	67.65	67.33	N75°57'20"W
C15	200.00	13.30	13.29	N83°44'20"W
C16	200.00	20.15	20.14	N78°56'50"W
C17	200.00	20.50	20.49	N73°07'40"W
C18	200.00	13.70	13.70	N68°13'40"W
C19	306.00	47.38	47.33	N61°49'50"W
C20	306.00	7.38	7.38	N65°34'30"W
C21	306.00	21.70	21.69	N62°51'10"W
C22	306.00	18.30	18.30	N59°06'30"W
C23	94.00	21.24	21.19	N66°21'00"W
C24	74.00	0.31	0.31	N69°08'50"W
C25	74.00	15.02	15.00	N63°12'40"W
C26	94.00	0.31	0.31	N72°43'30"W

ESSEX COUNTY ROAD No. 34

PLAN 12M-681

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 10:04 O'CLOCK ON THE 17th DAY OF September 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 75143-0435 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CE 1033241

REPRESENTATIVE FOR LAND REGISTRAR PRO. NO. 12

THIS PLAN COMPRISES PART OF P.I.N. 75143-0435

PLAN OF SUBDIVISION OF PART OF LOT 11 CONCESSION 2 EASTERN DIVISION GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH NOW IN THE TOWN OF KINGSVILLE COUNTY OF ESSEX, ONTARIO VERHAEGEN LAND SURVEYORS

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	4656889.21	362706.59
ORP-B	4656543.19	362684.16
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 0.99980722

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SB 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 DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CIB DENOTES 5mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS 1 DENOTES PERPENDICULAR (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. NO.
ORP DENOTES OBSERVED REFERENCE POINT
ALL SET SSIB 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 12M-651 (P1) DENOTES PLAN 12M-649
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT
1. LOTS 1 TO 38 (both inclusive), THE STREETS NAMED SANNITA AVENUE AND VILLACANAL DRIVE AND THE RESERVES NAMED BLOCKS 39 AND 40 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE DEDICATED TO CORPORATION OF THE TOWN OF KINGSVILLE AS PUBLIC HIGHWAYS.
2691054 ONTARIO INC.
DATED JUNE 22, 2021
PINO PORRONE - (President)
I HAVE AUTHORITY TO BIND THE CORPORATION

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 1st DAY OF JUNE, 2021.
DATE JUNE 22, 2021
BRIAN COAD
ONTARIO LAND SURVEYOR

VERHAEGEN
LAND SURVEYORS
A Division of
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.: 19-48-223-00
CAD Date: July 16, 2021 2:13 PM		
CAD File: 19-48-223-00.dwg		FILE NO.: E-Gosfield South-2 E.D.-11

