

Appendix C



DRAFT PLAN OF SUBDIVISION OF PART OF LOT 2, 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 = 1:750
0 1250 2500 3750 5000 METRES

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

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 0.999828

LEGEND
DENOTES SURVEY MONUMENT FOUND PB DENOTES PLASTIC BAR
DENOTES SURVEY MONUMENT SET MT DENOTES WITNESS
DENOTES STANDARD IRON BAR M DENOTES MEASURED
DENOTES SHORT STANDARD IRON BAR S DENOTES SET
DENOTES IRON BAR
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.R.G. 525/91.
(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-XXXXX
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEAIRE INC., O.L.S.
(1194) DENOTES JOHN B. SWEETON, O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(JOB) DENOTES J.D. BARNES LIMITED, O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

SITE INFORMATION:
SINGLE FAMILY DWELLINGS = 59 UNITS
SEMI-DETACHED DWELLINGS = 32 (16x2)
TOTAL AREA OF SUBDIVISION = 10.154 HECTARES (25.091 ACRES)
TOTAL RESIDENTIAL AREA = 5.603 HECTARES (14.176 ACRES)
RESIDENTIAL DENSITY = 16.241 UNITS PER HECTARE

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990)
(A) AS SHOWN ON PLAN (C) AS SHOWN ON PLAN
(B) AS SHOWN ON PLAN (H) PIPED MUNICIPAL
(D) AS SHOWN ON PLAN (I) SILTY SAND WITH TRACE CLAY DEPOSITS
(E) RESIDENTIAL (J) AS SHOWN ON PLAN
(F) REFER TO KEY PLAN (K) ALL SERVICES TO BE PROVIDED
(G) AS SHOWN ON PLAN (L) AS SHOWN ON PLAN

ELEVATIONS:
ELEVATIONS SHOWN ON THE PLAN ARE IN METRES TO CANADIAN
GEODETIC DATUM

SITE BENCHMARK:
AS SHOWN ON FACE OF PLAN

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	23.00	36.13	32.53	N46°23'40"E
C2	23.00	34.95	31.68	N47°52'10"E
C3	23.00	7.29	7.26	N13°25'40"E
C4	23.00	9.38	9.32	N34°11'20"E
C5	23.00	11.64	11.52	N60°22'10"E
C6	23.00	6.64	6.61	N83°07'50"E
C7	420.98	37.00	36.99	N01°41'20"E
C8	420.98	5.68	5.68	N02°26'40"W
C9	420.98	18.49	18.49	N01°12'10"E
C10	420.98	12.83	12.83	N02°30'00"E
C11	496.72	45.65	45.63	N02°40'10"E
C12	496.72	12.82	12.82	N04°46'40"E
C13	496.72	20.01	20.01	N02°40'10"E
C14	496.72	12.82	12.81	N04°33'50"E
C15	516.72	47.47	47.45	N02°39'10"E
C16	516.72	14.01	14.01	N04°30'20"E
C17	516.72	20.01	20.01	N02°37'10"E
C18	516.72	13.45	13.45	N04°46'00"E
C19	400.98	35.37	35.35	N01°40'30"E
C20	400.98	3.99	3.99	N00°34'00"W
C21	400.98	17.44	17.44	N00°57'50"E
C22	400.98	13.94	13.94	N03°12'20"E
C23	3.00	4.56	4.13	N47°52'10"E
C24	3.00	4.64	4.19	N45°41'50"E
C25	23.00	35.57	32.13	N45°41'50"E
C26	23.00	27.74	26.09	N55°27'00"E
C27	23.00	7.83	7.79	N11°08'50"E
C28	23.00	11.71	11.59	N15°58'50"E
C29	23.00	11.83	11.70	N45°17'50"E
C30	23.00	12.59	12.44	N75°42'40"E

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	4654833.54	356594.81
ORP-B	4655383.51	356636.59
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
770022 ONTARIO LIMITED
DATE: July 18, 2023
TOM YOUSSEF
"I HAVE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP
TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
DATE: JULY 18th, 2023
ALEX S. MANTHA
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: ASM / CMM
CHECKED BY: OLS
DATE: July 18th, 2023
CAD File: 20-48-297-05.1.dwg

REFERENCE NO.: 20-48-297-05.1
FILE NO.: E-GOS, S-1 ED-2

