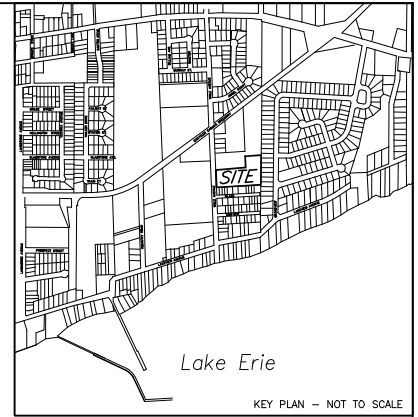


Appendix B – Draft Plan of Subdivision

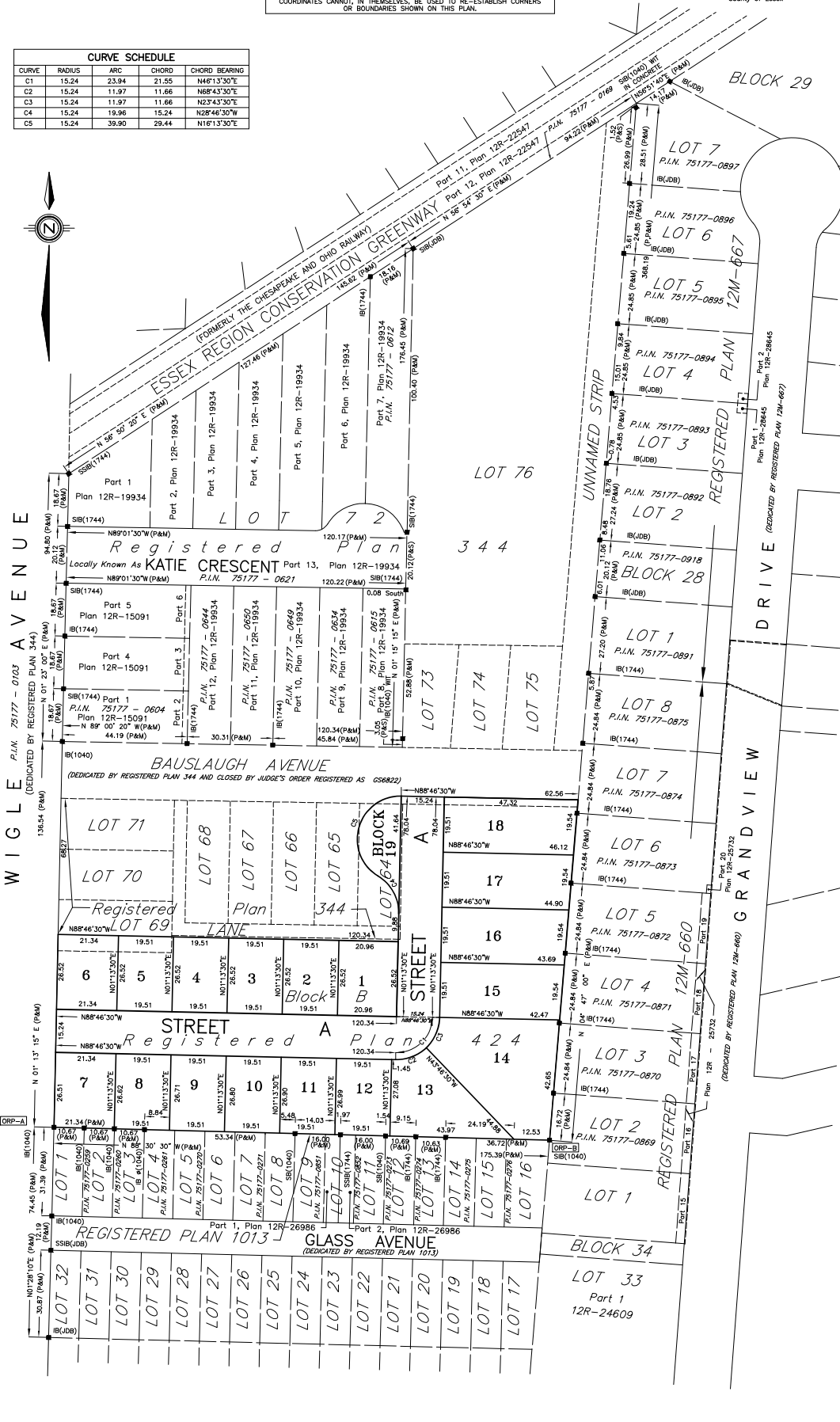
INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0)			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.			
POINT ID	NORTHING	EASTING	
ORP-A	N4654819.11	E357004.51	
ORP-B	N4654814.55	E357179.82	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

This Draft Plan of Subdivision is approved under s 51 (31) of the Planning Act on this _____ day of _____, 2024.

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



CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.24	23.94	21.55	N46°13'30"E
C2	15.24	11.97	11.66	N88°43'30"E
C3	15.24	11.97	11.66	N23°43'30"E
C4	15.24	19.96	15.24	N28°46'30"W
C5	15.24	39.90	29.44	N16°13'30"E



DRAFT PLAN OF SUBDIVISION
OF
PART OF LOTS 64, 65 & 69
PART OF BAUSLAUGH AVENUE
PART OF LANE
REGISTERED PLAN 344
AND
PART OF BLOCK B
REGISTERED PLAN 424
IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:750
0 7.50 15.00 30.00 45.00 METRES
75.00

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

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 0.999827

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-P DENOTES 16mm x 16mm x 16mm IRON BAR
SIB-P DENOTES 19mm diameter x 0.61m ROUND IRON BAR
IB-C DENOTES CUT-CROSS
SIB-C DENOTES 5mm x 50mm STEEL PIN
PB DENOTES PLASTIC BAR
SIB-PB DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED JOB
WIT DENOTES WITNESS L DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. NO.
ORP DENOTES OBSERVED REFERENCE POINT
ALL SET SIB AND SIB 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.
(N) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
(P) DENOTES SET PROPORTIONALLY
(V) DENOTES PLAN 12M-XXXX
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(1040) DENOTES J.D. BARNES LIMITED, O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
IB-CB DENOTES CATCH BASIN
*UPW DENOTES UTILITY POLE WOOD
-OS- DENOTES OVERHEAD SERVICES

SITE INFORMATION:
SCM-DETACHED DWELLINGS = 36 (18x2)
TOTAL AREA OF SUBDIVISION = 1.571 HECTARES (3.882 ACRES)
TOTAL RESIDENTIAL AREA = 1.213 HECTARES (2.997 ACRES)
RESIDENTIAL DENSITY = 29.7

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

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
1364674 ONTARIO LIMITED
DATE November 10, 2024
Anthony Abraham
ANTHONY ABRAHAM
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 NOVEMBER 8th, 2024
Alec S. Mantha
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN SURVEYING
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
940 OTTAWA STREET, WINDSOR, ON, N9X 3E1
T: (519) 258-1772 E: (519) 258-1791 www.jdbarnes.com

DRAWN BY: CMM/ANG CHECKED BY: AM REFERENCE NO.: 23-48-007-01
CAD File: 23-48-007-01.dwg File: E-344-6
CAD Date: November 8th, 2024