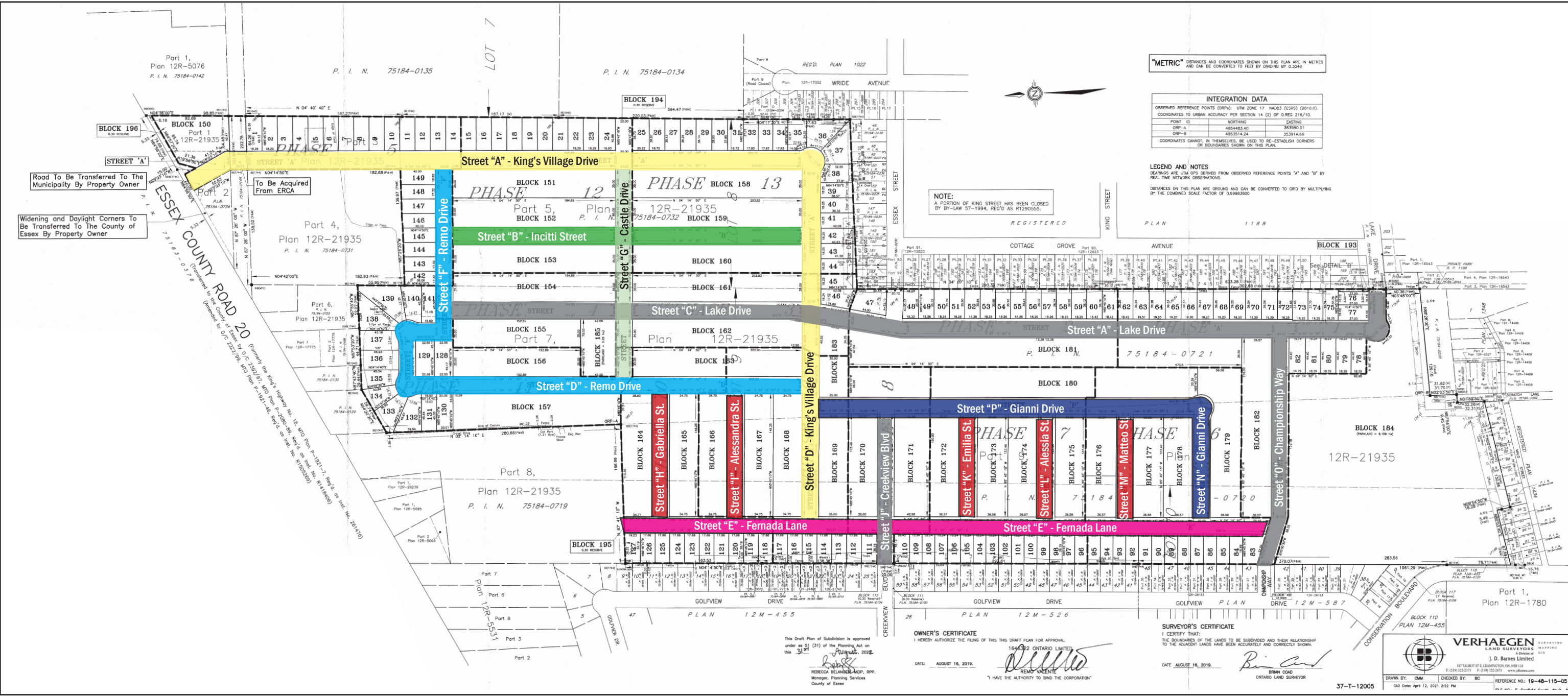




"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP), 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	4854483.40	353950.01
ORP-B	4853514.24	353914.66
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND AND NOTES
BEARINGS ARE UTM GPS 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 0.99983603

NOTE:
A PORTION OF KING STREET HAS BEEN CLOSED BY BY-LAW 57-1994, REG'D AS R1290555.

This Draft Plan of Subdivision is approved under ss 51 (3) of the Planning Act on this 31st day of August, 2022.
REBECCA BELANDIER, MPP, RPP, Manager, Planning Services County of Essex

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
1646322 ONTARIO LIMITED
REMO VALENTE
"I HAVE THE 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.
AUGUST 16, 2019.
BRIAN COAD
ONTARIO LAND SURVEYOR



VERHAEGEN
LAND SURVEYORS
J.D. Barnes Limited
187 TALBOT ST. E. (at LAMBTON) ON N6B 1E1
T: (519) 322-2275 F: (519) 322-2273 www.verhaegen.com

DRAWN BY: CMM CHECKED BY: BC
CAD Date: April 12, 2021 2:22 PM

REFERENCE NO: 19-48-115-05

37-T-12005