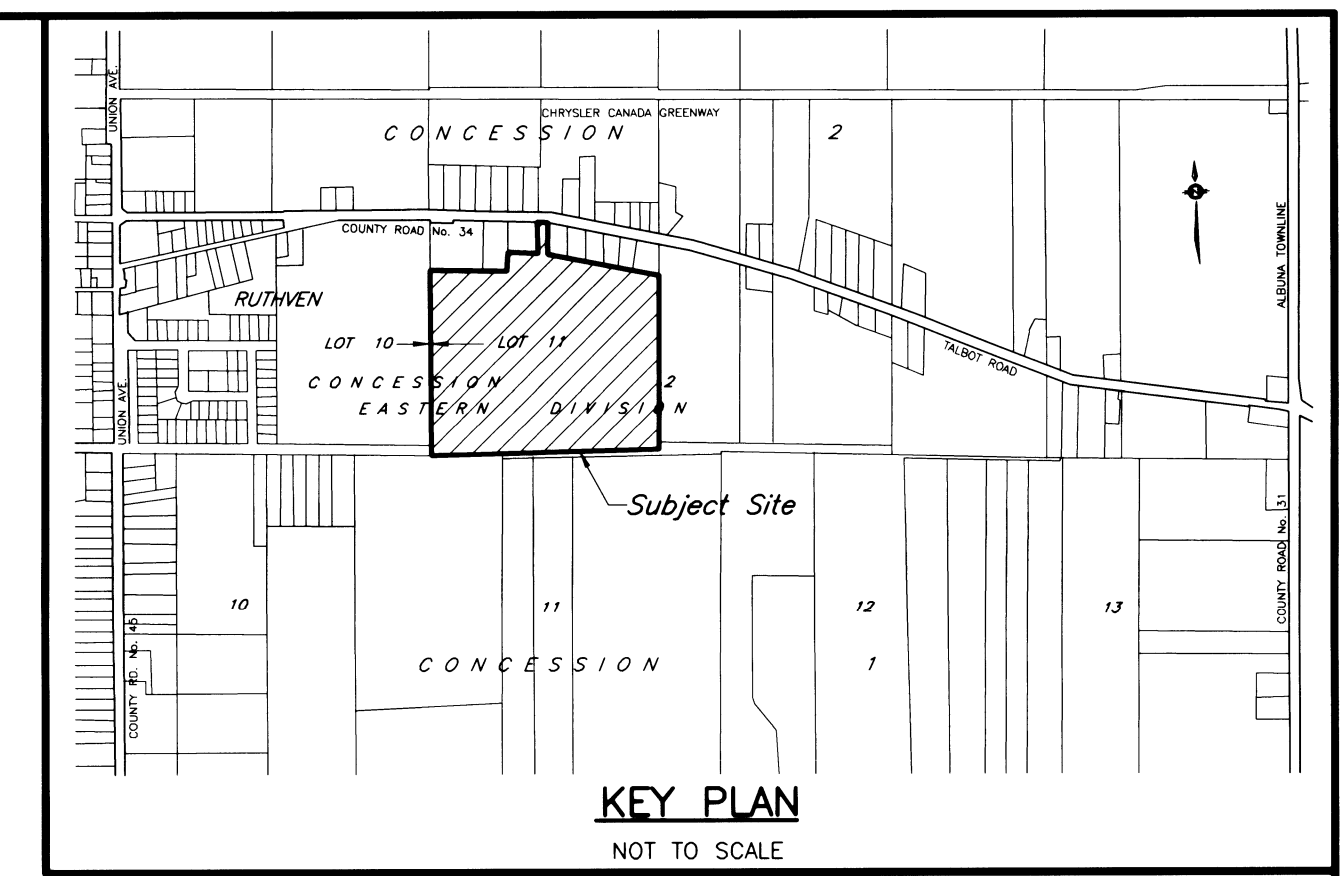


SITE BENCH MARK
TOP OF FIRE HYDRANT - ELEVATION = 207.21

37-T-13002

This draft plan of subdivision is approved under ss 51 (58) of the Planning Act on this ____ day of _____, 2017.

WILLIAM KING, MCIP, RPP
Manager, Planning Services
County of Essex



DRAFT PLAN OF SUBDIVISION
OF
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 SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS "ORP-A" AND "ORP-B", SHOWN HEREON, HAVING A GRID BEARING OF N04°21'40"E NAD83 (CSRS) (1997.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).

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, (B) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SIB# DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.61m IRON BAR
IB# DENOTES 16mm X 16mm X 0.61m IRON BAR
C DENOTES CUT-CROSS
C# DENOTES 5mm X 50mm STEEL PIN
□ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
W DENOTES WITNESS
(S) DENOTES SET (W) DENOTES MEASURED
(O) DENOTES OBSERVED REFERENCE POINT
SIB'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 (P1) DENOTES PLAN 12R-20089
(1744) DENOTES VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(WTD) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

OWNER'S CERTIFICATE
FRANK PORRONE CONSTRUCTION, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZES VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL
CRISTINA PORRONE
MARCH 10, 2017.
DATE
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.
BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
MARCH 10, 2017.

WINDSOR
944 Ottawa Street
N8X 2E1
Ph: (519) 258-1772
Fax: (519) 258-1781
LEAMINGTON
187 Talbot Street East
N8H 1L8
Ph: (519) 322-2376
Fax: (519) 322-2675
ONTARIO LAND SURVEYORS
www.vshsurveys.com
DRAWN BY: CMM
CHECKED BY: BC
CAD Date: April 10, 2017 8:35 AM
CAD File: S1044106DPS.dwg
WORK ORDER: 5-10441x06
FILE NO.: E-Gosfield South-2-11
PLAN FILE NO.: H-1346'C

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	74.00	36.48	36.12	N71°30'50"W
C12	74.00	15.34	15.31	N63°19'50"W
C13	74.00	21.14	21.06	N77°27'00"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	46.33	45.86	N71°30'50"W
C24	94.00	21.24	21.19	N66°21'00"W
C25	94.00	21.02	20.98	N79°13'30"W
C26	220.00	109.74	108.60	N71°41'10"W
C27	220.00	9.73	9.73	N84°42'30"W
C28	220.00	20.08	20.07	N80°49'30"W
C29	220.00	20.32	20.31	N75°33'50"W
C30	220.00	20.76	20.75	N70°13'00"W
C31	220.00	21.42	21.41	N64°43'30"W
C32	220.00	17.43	17.43	N59°39'50"W
C33	180.00	88.70	87.81	N71°30'50"W
C34	180.00	4.88	4.88	N58°10'20"W
C35	180.00	21.78	21.76	N62°24'50"W
C36	180.00	20.86	20.85	N69°12'00"W
C37	180.00	20.31	20.30	N75°45'10"W
C38	180.00	20.87	20.86	N82°18'30"W
C39	200.00	100.58	99.53	N71°36'10"W
C40	200.00	15.85	15.84	N83°44'20"W
C41	200.00	20.16	20.15	N78°34'50"W
C42	200.00	20.53	20.52	N72°45'10"W
C43	200.00	21.14	21.13	N66°47'00"W
C44	200.00	22.09	22.08	N60°35'30"W
C45	200.00	0.82	0.82	N57°18'40"W
C46	200.00	102.60	101.48	N72°17'30"W
C47	200.00	20.20	20.19	N60°29'20"W
C48	200.00	20.15	20.14	N66°16'10"W
C49	200.00	19.56	19.55	N71°57'20"W
C50	200.00	19.20	19.19	N77°30'30"W
C51	200.00	19.03	19.02	N82°59'00"W
C52	94.00	4.07	4.07	N58°38'10"W
C53	210.00	17.64	17.64	N83°13'30"W
C54	210.00	8.81	8.81	N82°01'10"W
C55	210.00	8.83	8.83	N84°25'30"W
C56	230.00	15.85	15.85	N83°39'20"W
C57	190.00	14.15	14.14	N82°57'00"W
C58	190.00	6.11	6.11	N81°44'20"W
C59	190.00	8.04	8.04	N83°52'20"W
C60	210.00	15.64	15.63	N82°57'00"W
C61	210.00	7.81	7.81	N81°53'00"W
C62	210.00	7.83	7.82	N84°01'00"W
C63	200.00	4.46	4.46	N86°20'50"W

SITE INFORMATION:
SINGLE FAMILY DWELLINGS = 130 UNITS
TOTAL AREA OF SUBDIVISION = 17,002 HECTARES (42,011 ACRES)
TOTAL RESIDENTIAL AREA = 11,223 HECTARES
RESIDENTIAL DENSITY = 7.6 UNITS PER HECTARE

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

