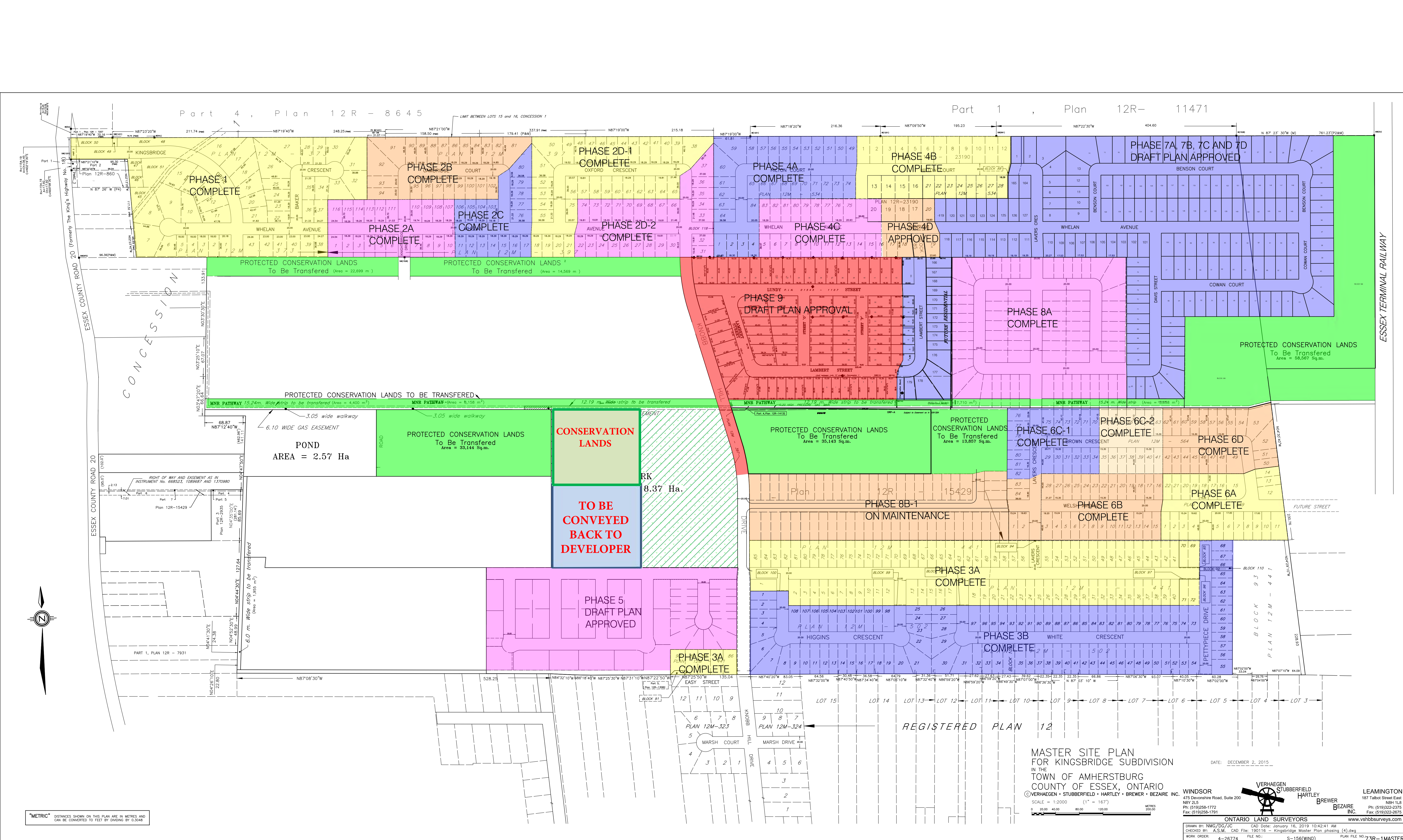




"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

MASTER SITE PLAN
FOR KINGSBRIDGE SUBDIVISION
IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC. WINDSOR
475 Devonshire Road, Suite 200
N9Y 2L5
Ph: (519) 258-1772
Fax: (519) 258-1781

DATE: DECEMBER 21, 2015



LEAMINGTON
187 Talbot Street East
N9H 1L8
Ph: (519) 322-2375
Fax: (519) 322-2675

ONTARIO LAND SURVEYORS
DRAWN BY: NMG/DG/JC CAD Date: January 16, 2019 10:42:41 AM
CHECKED BY: A.S.M. CAD File: 190116 - Kingsbridge Master Plan phasing (4).dwg
WORK ORDER: 4-26774 FILE NO.: S-156(WIND) PLAN FILE NO: 73R-1MASTER

PARKLAND CONVEYANCE

PARTS SCHEDULE					PARTS SCHEDULE					I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 12R- RECEIVED AND DEPOSITED	
PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)	PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)	DATE		DATE	
1	PART OF LOTS 12 & 13	CONCESSION 1	PT 70723-0296	29,575	7	PART OF LOT 13	CONCESSION 1	PT 70723-0298	662	ANDREW S. MANTHA ONTARIO LAND SURVEYOR	AN ASSISTANT DEPUTY LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)		
2	PART OF LOT 12		PT 70723-0294	6,488	8				1,323				
3	PART OF LOT 13		PT 70723-0298	249	9			PT 70723-0299	2,084				
4				677	10			PT 70723-0297	22,867				
5	PART OF LOT 12		PT 70723-0294	7,811	11			PT 70723-0297	21,850				
6	PART OF LOT 13		PT 70723-0296	18,191	12			PT 70723-0296	18,967				

PARTS 1, 6 and 12 COMPRISE ALL OF P.I.N. 70723-0296.
PARTS 2 and 5 COMPRISE ALL OF P.I.N. 70723-0294.
PARTS 3, 4, 7 & 8 COMPRISE ALL OF P.I.N. 70723-0298.
PART 9 COMPRISES PART OF P.I.N. 70723-0299.
PARTS 10 and 11 COMPRISE PART OF P.I.N. 70723-0297.
PARTS 4 and 8 - SUBJECT TO EASEMENT AS IN INSTRUMENT No. R454240.

PLAN OF SURVEY
OF
PART OF LOTS 12 and 13,
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF ANDERDON
NOW IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

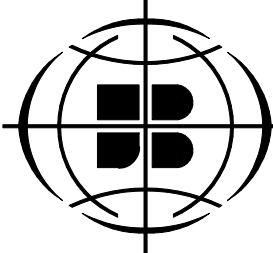
SCALE = 1:2000
0 20.00 40.00 80.00 120.00 200.00 METRES

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 0.99994582
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) 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 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
□ 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
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) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R-22789 (P1) DENOTES 12M-397
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(A) DENOTES C.G.R. ARMSTRONG, O.L.S.
(1194) DENOTES JOHN B. SWEETON INC., O.L.S.

INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4666537.01	E326255.35
ORP-B	N4666862.38	E325448.24
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

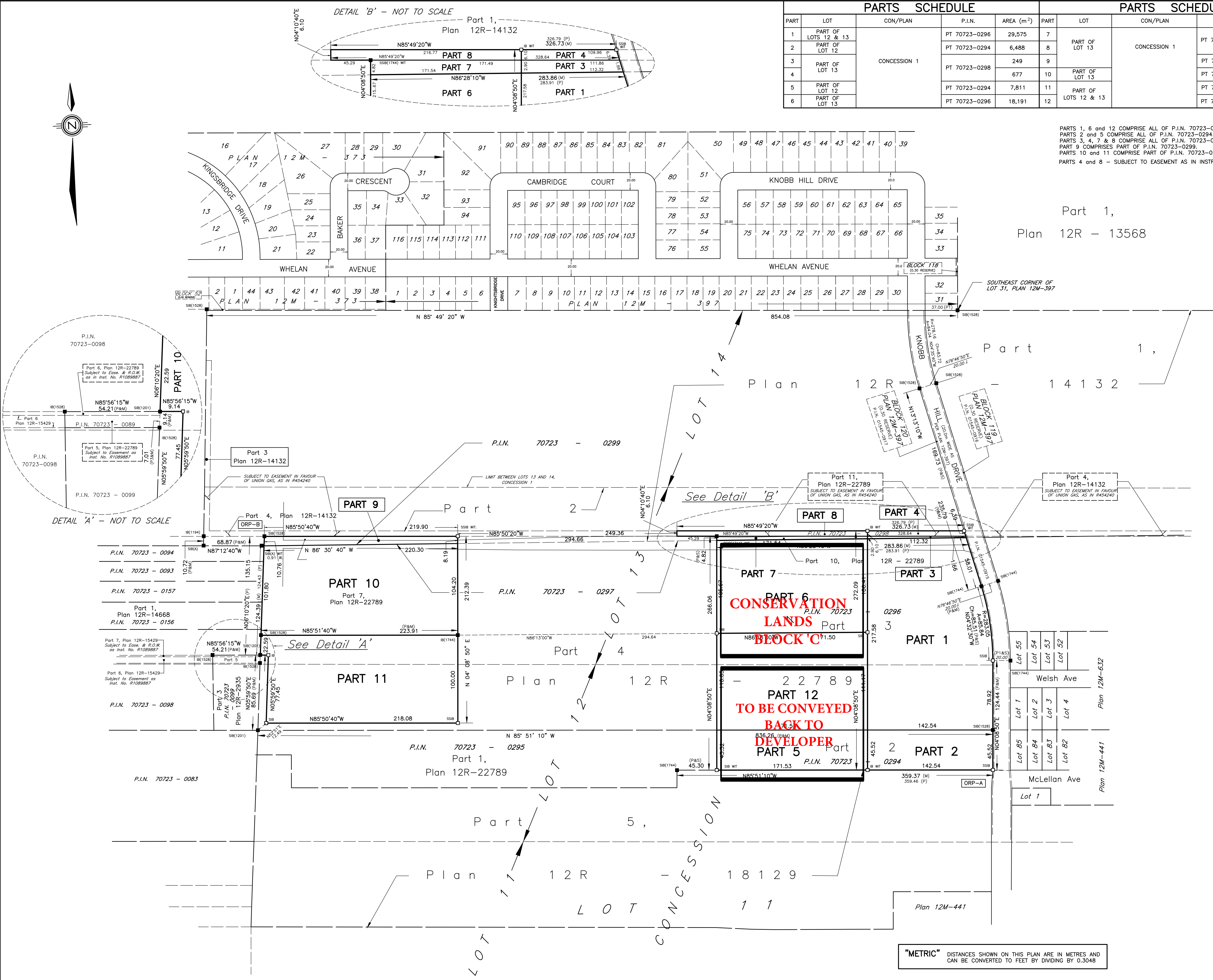
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE DAY OF JANUARY, 2020.

DATE JANUARY 12, 2020
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.



VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8Y 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.J.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 19-47-356-00
FILE: 19-47-356-00.dwg	E-AND-1-12	CAD Date: January 12, 2020 3:08 PM CAD File: 19-47-356-00.dwg



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