



DRAFT PLAN OF SUBDIVISION
OF
PART OF LOTS 11, 12 AND 13
REGISTERED PLAN 13
TOWN OF AMHERSTBURG
COUNTY OF ESSEX

SCALE 1 : 750 METRES
0 5 10 15 30 60 90
SURVEYORS ON SITE INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 1041mm IN WIDTH BY 533mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:750.

ADDITIONAL INFORMATION
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

(A) AS SHOWN ON PLAN	(G) AS SHOWN ON PLAN
(B) AS SHOWN ON PLAN	(H) MUNICIPAL WATER SUPPLY AVAILABLE
(C) AS SHOWN ON PLAN	(I) CLAY LOAM
(D) SINGLE FAMILY RESIDENTIAL	(J) AS SHOWN ON PLAN
(E) NORTH - RESIDENTIAL	(K) STORM AND SANITARY SEWERS EAST - RESIDENTIAL
(F) AS SHOWN ON PLAN	(L) AS SHOWN ON PLAN

PROPOSED LAND USE AND AREAS

LOW DENSITY RESIDENTIAL (LOTS 1 TO 6 AND 8 TO 19)	2.1819 ha
OPEN SPACE (BLOCK 20 AND BLOCK 21)	0.2944 ha
STORM RETENTION AREA (BLOCK 7)	0.0960 ha

OWNERS CERTIFICATES:
WE HEREBY CONSENT TO THE FILING OF THIS PLAN FOR APPROVAL
1109152 ONTARIO LIMITED
DATED THE 2nd DAY OF AUGUST, 2023.
NORBERT BOLGER
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 2, 2023
CHRISTOPHER JOHN DYLER
ONTARIO LAND SURVEYOR

NOTES
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.998951489.
BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS (A) AND (B) AS SHOWN HEREON, HAVING A GRID BEARING OF N85°52'10"W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
P2 - 1°23'50" CLOCKWISE
P3 - 1°24'40" CLOCKWISE

CATCH BASINS AND MANHOLES: INVERTS THAT ARE MARKED AS N/A (NOT ACCESSIBLE) ON THE FACE OF THE PLAN, ARE FULL OF SOIL, FULL OF WATER OR CAN NOT BE OPENED.

SOS SURVEYORS ON SITE INC.
3560 WALKER ROAD
WINDSOR, ONTARIO
N9W 3S4
519-818-0767
www.surveyorsonsite.com

LEGEND

■	MONUMENT PLANTED	D5	R195500
■	MONUMENT FOUND	D6	R240291
■	STANDARD IRON BAR	D7	R336606
■	SHORT STANDARD IRON BAR	D8	R556743
■	IRON BAR	D9	R559136
■	ROUND IRON BAR	D10	R559545
■	CONCRETE PIN	D11	R605484
M	MEASURED	D12	R776505
P	SET	D13	R1260761
S	PLAN 12R-9364	D14	R1305010
P2	PLAN 12R-18613	D15	R1342399
P3	PLAN 12R-18782	D16	R1451671
P4	PLAN 12R-24718	D17	R1451774
P5	PLAN 12R-26582	D18	R1594194
P6	PLAN 12R-28638	D19	R1605120
P7	PLAN 12R-XXXXX	D20	R1605120
D1	ANI13366	D21	R1605120
D2	ANI13702	D22	R1605120
D3	65363	D23	R1605120
D4	R16196	D24	R1605120
		D25	R195500
		D26	R240291
		D27	R336606
		D28	R556743
		D29	R559136
		D30	R559545
		D31	R605484
		D32	R776505
		D33	R1260761
		D34	R1305010
		D35	R1342399
		D36	R1451671
		D37	R1451774
		D38	R1594194
		D39	R1605120
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		D99	R1605120
		D100	R1605120

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
(A)	4666095.946	325667.962
(B)	4666126.669	325242.045
(C)	4666241.716	325733.283
(D)	4666273.366	325293.967

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

CURVE SCHEDULE				CURVE SCHEDULE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	18.061	74.911	31.647	N32°33'48"E	C8	18.941	6.926	6.878	N74°14'20"W
C2	18.941	16.890	16.199	N57°19'30"W	C9	18.941	16.890	16.199	N65°33'10"E
C3	18.061	27.453	24.885	N42°42'48"W	C10	18.061	74.747	31.726	N24°26'50"W
C4	18.061	14.772	14.364	N24°15'40"E	C11	18.061	16.349	15.987	N63°17'20"E
C5	18.061	15.992	15.112	N72°25'30"E	C12	18.061	14.621	14.225	N67°17'20"W
C6	18.061	16.908	16.297	N55°42'30"W	C13	18.061	16.162	15.628	N18°24'50"W
C7	18.941	10.015	9.870	N45°42'00"W	C14	18.061	27.535	24.945	N50°49'10"E