

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 0.9999452.

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF THE REG. 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4666356.95	E328240.68
ORP-B	N4666573.27	E325823.66

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

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

This final plan of subdivision is approved under ss 51, (58) of the Planning Act on this 25th day of June 2020.

REBECCA BELANGER
Manager, Planning Services
County of Essex

PLAN 12M-669

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 9:52 O'CLOCK ON THE 31st DAY OF July 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 70723-0295 and 70723-0315 AND THAT REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 06952643

MARY BETH OUELLETTE

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF THE LAND IDENTIFIED BY P.L.N.'s 70723-0295 and 70723-0315.

LOTS 1 to 16, (incl.), BLOCKS 17 to 38, (incl.), BLOCKS 39 to 44 (0.30 RESERVES), BLOCK 45, ERIE ISLE COURT, KELLY ROAD, LIVINGSTONE CRESCENT, PART OF McLELLAN AVENUE AND WESTCOTT ROAD COMPRISE PART OF P.L.N. 70723-0295.

PART OF McLELLAN AVENUE COMPRISES PART OF P.L.N. 70723-0315.

PLAN OF SUBDIVISION

OF PART OF LOTS 11 and 12,

CONCESSION 1,

GEOGRAPHIC TOWNSHIP OF ANDERDON

NOW IN THE

TOWN OF AMHERSTBURG

COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:1000

0 10.00 20.00 40.00 60.00 80.00 100.00 METRES

LEGEND

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 16mm X 16mm X 0.61m IRON BAR
- IB DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- IB DENOTES CUT-CROSS
- IB DENOTES 5mm X 50mm STEEL PIN
- IB DENOTES SURVEY MONUMENT FOUND
- IB DENOTES SURVEY MONUMENT SET AND MARKED 1744
- IB DENOTES WITNESS
- IB DENOTES PERPENDICULAR
- IB DENOTES SET
- IB DENOTES MEASURED
- IB DENOTES DEED
- IB DENOTES OBSERVED REFERENCE POINT
- IB'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
- (P) DENOTES PLAN 12M-397
- (P) DENOTES PLAN 12M-2818
- (P) DENOTES PLAN 12M-441
- (P) DENOTES PLAN 12R-28183
- (P) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
- (1202) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.

OWNERS CERTIFICATES:

THIS IS TO CERTIFY THAT:

- PART OF McLELLAN AVENUE HAS BEEN LAID OUT ACCORDING TO OUR INSTRUCTIONS.
- THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF AMHERSTBURG.

DATED THE 20th DAY OF MAY, 2020.

1078217 ONTARIO LIMITED

M. R. Dunn
MICHAEL R. DUNN

"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

THIS IS TO CERTIFY THAT:

- LOTS 1 to 16, (incl.), BLOCKS 17 to 38, (incl.), BLOCKS 39 to 44, (0.30 RESERVES) BLOCK 45 AND THE STREETS NAMED ERIE ISLE COURT, KELLY ROAD, LIVINGSTONE CRESCENT, WESTCOTT ROAD AND PART OF McLELLAN AVENUE HAVE BEEN LAID OUT ACCORDING TO OUR INSTRUCTIONS.
- THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF AMHERSTBURG.

DATED THE 20th DAY OF MAY, 2020.

1027579 ONTARIO LIMITED

M. R. Dunn
MICHAEL R. DUNN

"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 15th DAY OF FEBRUARY, 2020.

DATE MARCH 2, 2020

Andrew S. Mantha
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, N8X 2E1

T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:

A.S.M.

CHECKED BY:

A.S.M.

REFERENCE NO:

19-47-356-00

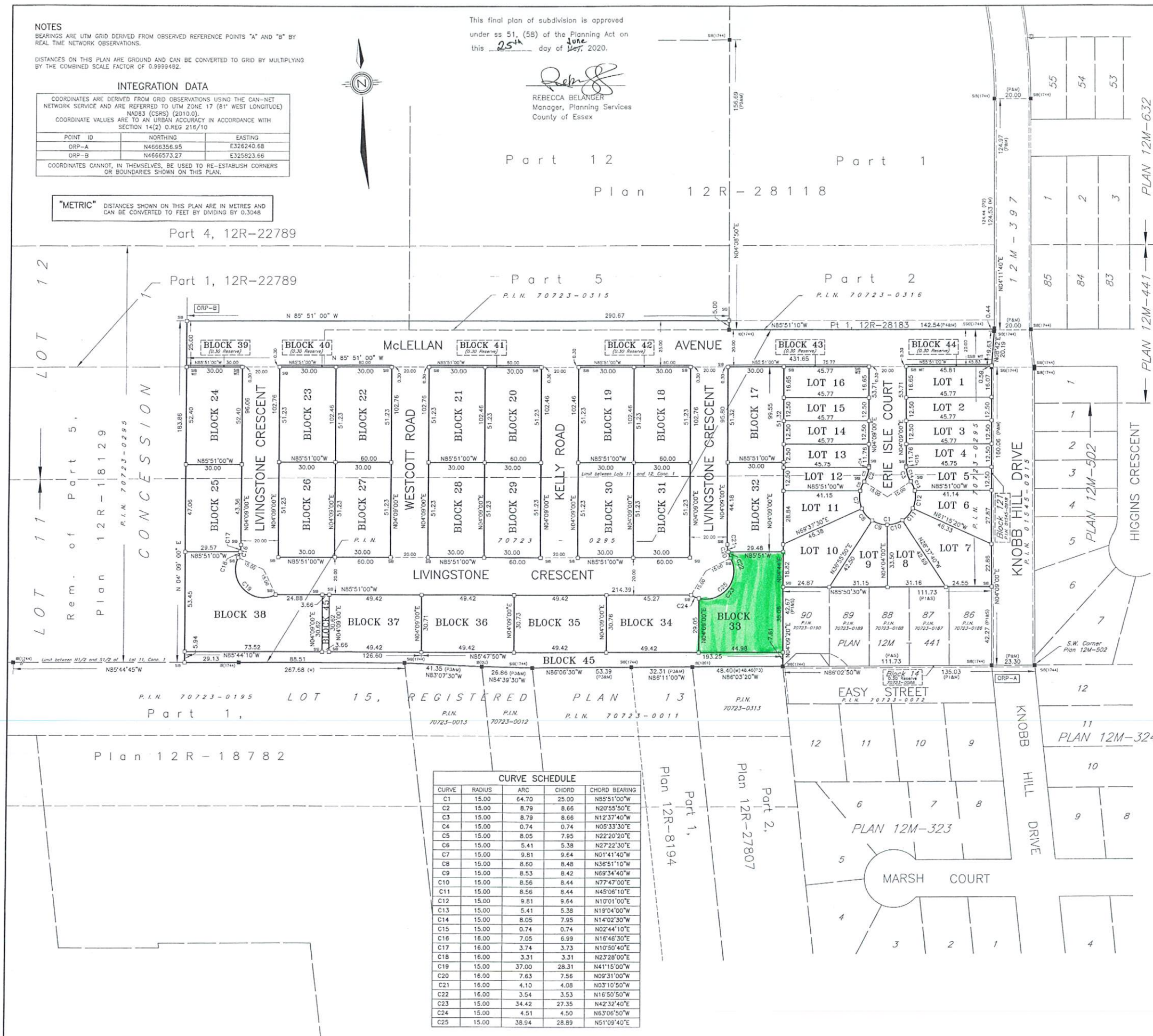
FILE: 19-47-356-02.dwg

E-AND-1-12

CAD Date: May 20, 2020 10:06 AM

CAD File: 19-47-356-02 12M-Plan.dwg

Plan 12M-669



CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	64.70	25.00	N85°51'00"W
C2	15.00	8.79	8.66	N20°55'50"E
C3	15.00	8.79	8.66	N12°37'40"W
C4	15.00	0.74	0.74	N05°33'30"E
C5	15.00	8.05	7.95	N22°20'20"E
C6	15.00	5.41	5.38	N27°22'30"E
C7	15.00	9.81	9.64	N01°41'40"W
C8	15.00	8.60	8.48	N36°51'10"W
C9	15.00	8.53	8.42	N69°34'40"W
C10	15.00	8.56	8.44	N77°47'00"E
C11	15.00	8.56	8.44	N45°06'10"E
C12	15.00	9.81	9.64	N10°01'00"E
C13	15.00	5.41	5.38	N19°04'00"W
C14	15.00	8.05	7.95	N14°02'30"W
C15	15.00	0.74	0.74	N02°44'10"E
C16	16.00	7.05	6.99	N16°48'30"E
C17	16.00	3.74	3.73	N10°50'40"E
C18	16.00	3.31	3.31	N23°28'00"E
C19	15.00	37.00	28.31	N41°15'00"W
C20	16.00	7.63	7.56	N09°31'00"W
C21	16.00	4.10	4.08	N03°10'50"W
C22	16.00	3.54	3.53	N16°50'50"W
C23	15.00	34.42	27.35	N42°32'40"E
C24	15.00	4.51	4.50	N63°08'50"W
C25	15.00	38.94	28.89	N51°09'40"E

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4666432.18	E326104.23
ORP-B	N4666406.60	E326082.98

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
MUN. No.

NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).

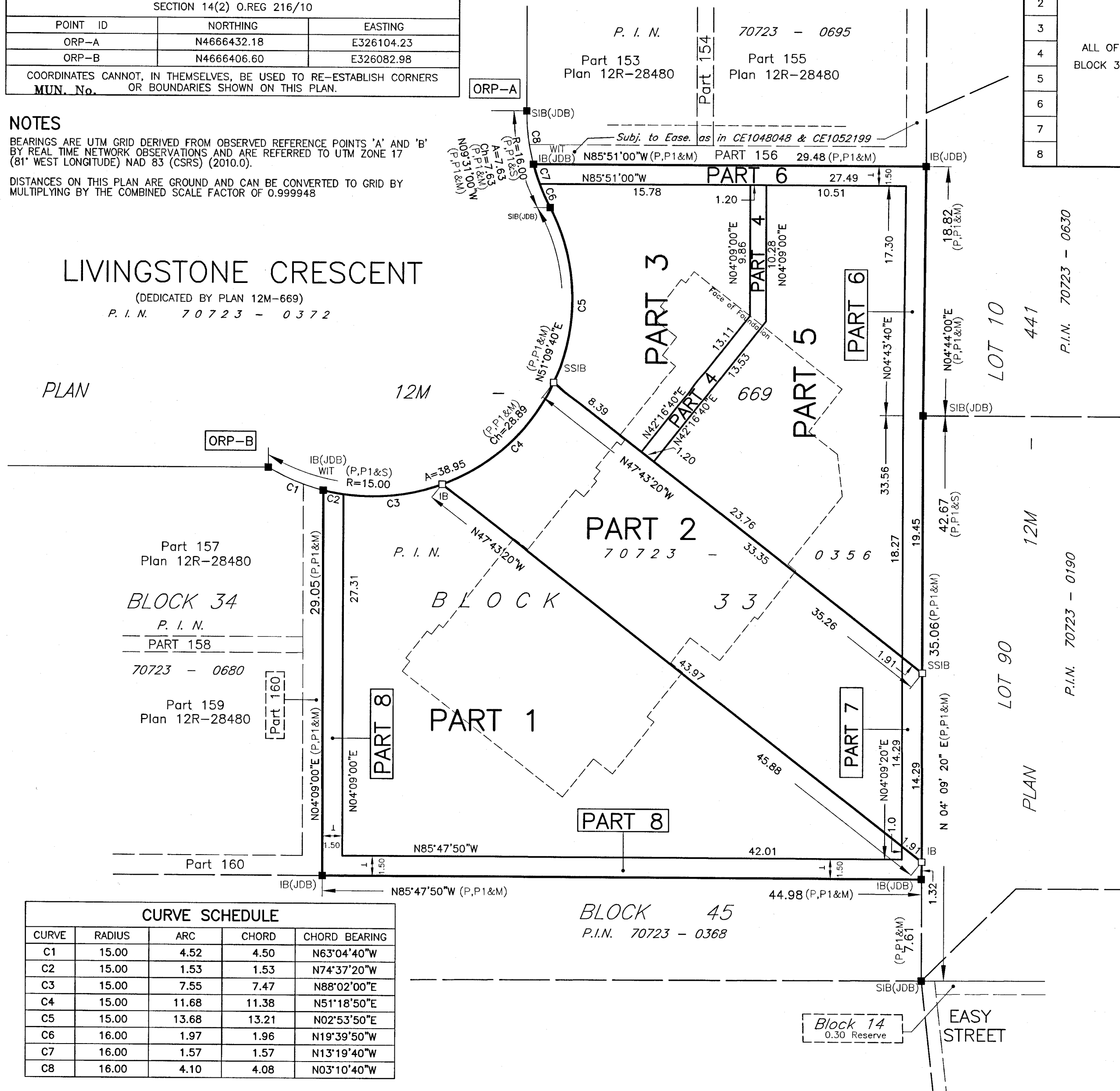
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999948

LIVINGSTONE CRESCENT

(DEDICATED BY PLAN 12M-669)

P. I. N. 70723 - 0372

PLAN



PARTS SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA (m ²)
1	ALL OF BLOCK 33	PLAN 12M-669	ALL OF 70723-0356	706.9
2				426.0
3				227.3
4				28.1
5				399.4
6				98.2
7				21.5
8				106.8

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE MAY 30, 2022

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

PLAN 12R-29035
RECEIVED AND DEPOSITED

DATE 2022/05/30

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX(12)

PLAN OF SURVEY
OF
ALL OF BLOCK 33,
PLAN 12M-669

IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS

SCALE = 1:250



LEGEND

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
WIT DENOTES WITNESS
M DENOTES MEASURED
⊥ DENOTES PERPENDICULAR
D DENOTES DEED
OU DENOTES ORIGIN UNKNOWN
ORP DENOTES OBSERVED REFERENCE POINT

ALL SET SSIB AND PB 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.

(P) DENOTES PLAN 12M-669
(P1) DENOTES PLAN 12R-28480
(JDB) DENOTES J.D. BARNES LIMITED
(1744) DENOTES VERHAEGEN LAND SURVEYORS

SURVEYOR'S CERTIFICATE

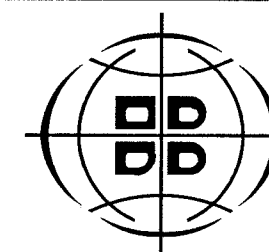
I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 14th DAY OF MARCH, 2022..

DATE MARCH 23, 2022

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 2195144.



VERHAEGEN
LAND SURVEYORS

A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1

T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

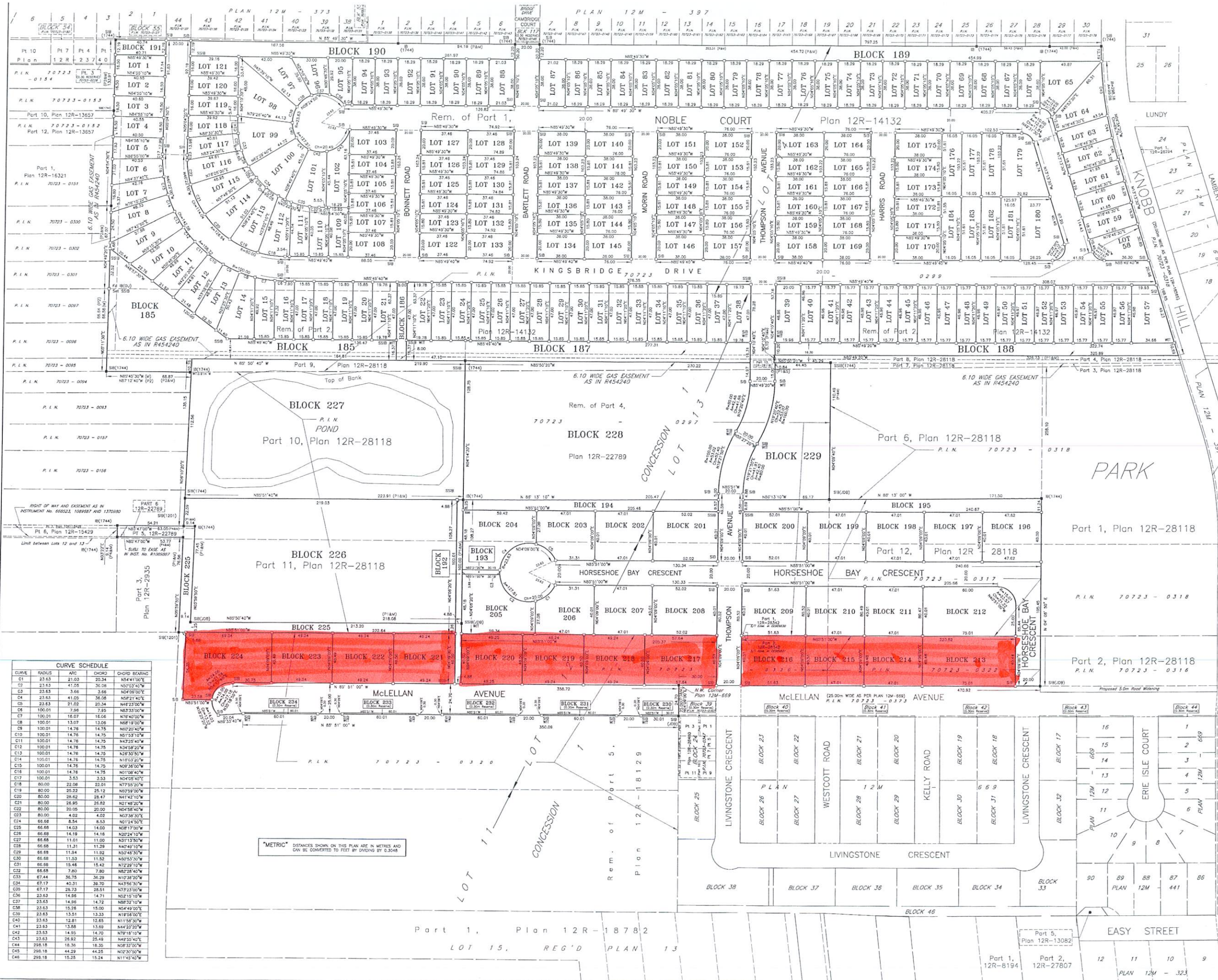
DRAWN BY: A.J.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 21-47-596-00
FILE: 21-47-596-00.dwg	E-12M-669-BLK 3	CAD Date: May 30, 2022 2:56 PM CAD File: 21-47-596-00BLK33.dwg

"METRIC"

Distances and coordinates shown on this plan are in Metres and can be converted to feet by dividing by 0.3048

CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	4.52	4.50	N63°04'40"W
C2	15.00	1.53	1.53	N74°37'20"W
C3	15.00	7.55	7.47	N88°02'00"E
C4	15.00	11.68	11.38	N51°18'50"E
C5	15.00	13.68	13.21	N02°53'50"E
C6	16.00	1.97	1.96	N19°39'50"W
C7	16.00	1.57	1.57	N13°19'40"W
C8	16.00	4.10	4.08	N03°10'40"W



PARTS SCHEDULE					PARTS SCHEDULE					PARTS SCHEDULE					PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)	PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)	PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)	PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)
1	ALL OF BLOCK 217	PLAN 12M-674	ALL OF 70723-0593	499.0	5	ALL OF BLOCK 218	PLAN 12M-674	ALL OF 70723-0594	498.6	9	ALL OF BLOCK 219	PLAN 12M-674	ALL OF 70723-0595	498.6	13	ALL OF BLOCK 220	PLAN 12M-674	ALL OF 70723-0596	498.6
2				498.6	6				498.6	10				498.6	14				498.6
3				498.6	7				498.6	11				498.6	15				498.6
4				498.6	8				498.6	12				498.6	16				498.6

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE MAY 30, 2021

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

PLAN 12R-29036
RECEIVED AND DEPOSITED

DATE 2022/05/31

Maya Fullerton
REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF ESSEX(12)

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 0.999946.

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET
NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)
NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH
SECTION 14(2) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	4666571.10	325853.59
ORP-B	4666586.32	325643.89

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

THE BEARING AND DISTANCE BETWEEN ORP's A and B IS N85°51'00"W, 210.25m.

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

LEGEND

■	DENOTES SURVEY MONUMENT FOUND	PB	DENOTES PLASTIC BAR
□	DENOTES SURVEY MONUMENT SET	WT	DENOTES WITNESS
SIB	DENOTES STANDARD IRON BAR	M	DENOTES MEASURED
SSIB	DENOTES SHORT STANDARD IRON BAR	S	DENOTES SET
IB	DENOTES IRON BAR	(OU)	DENOTES ORIGIN UNKNOWN
P	DENOTES PLAN 12M-674		
NT	DENOTES NOT TANGENTIAL		

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF OREG. 525/91.

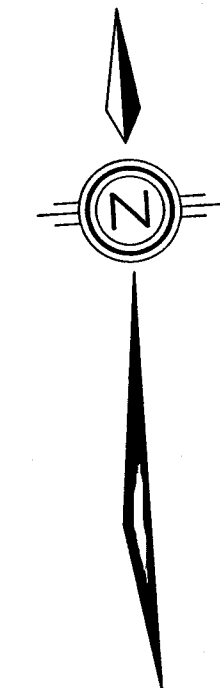
PLAN OF SURVEY

OF
BLOCKS 217 to 220, (Incl.)
PLAN 12M-674

IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LTD.

SCALE = 1:300



BLOCK 226

BLOCK 205

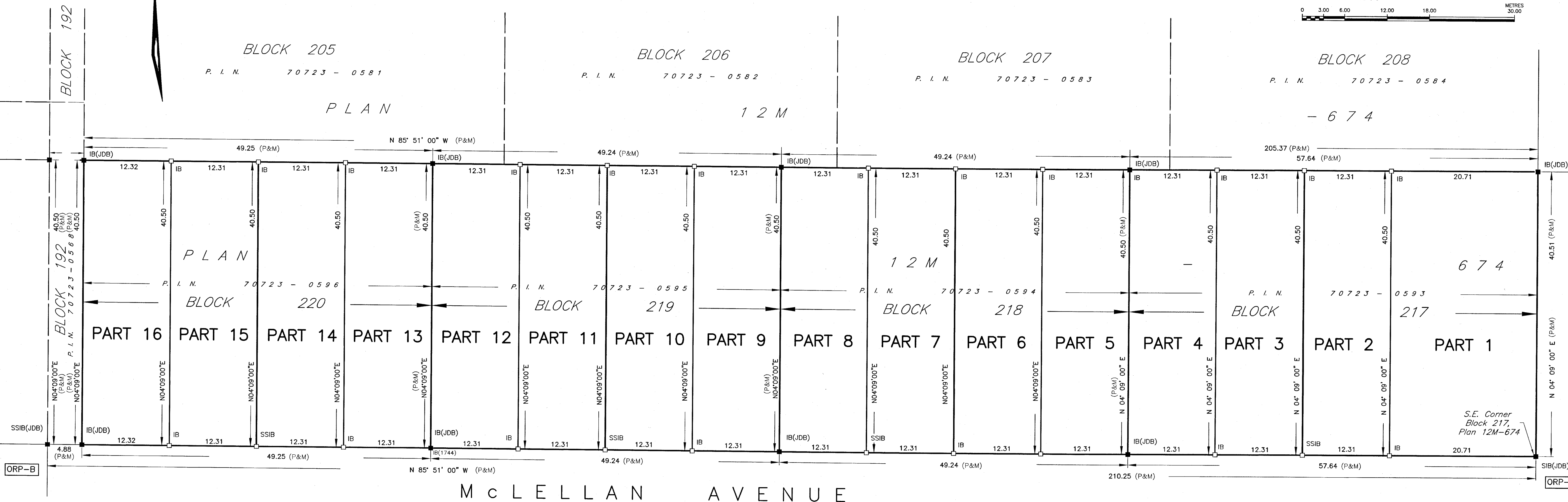
BLOCK 206

BLOCK 207

BLOCK 208

BLOCK 225

BLOCK 221



McLELLAN AVENUE

(20.00m WIDE AS SHOWN ON PLAN 12M-674)

P.I.N. 70723-0611

SURVEYOR'S CERTIFICATE

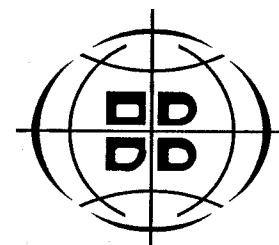
I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 16th DAY OF MARCH, 2022.

DATE MARCH 19, 2022

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 2195141.





VERHAEGEN
LAND SURVEYORS

A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

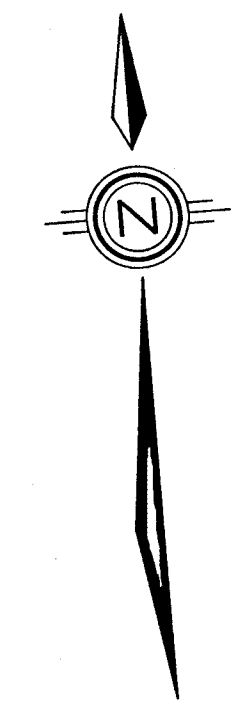
DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 21-47-596-00
FILE: 21-47-596-00.dwg	E-12M-674-BLK 21	CAD Date: May 30, 2022 3:02 PM CAD File: 21-47-596-00 BLK217-220.dwg

PARTS SCHEDULE					PARTS SCHEDULE					PARTS SCHEDULE					PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)	PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)	PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)	PART	LOT	CON/PLAN	P.I.N.	AREA (m ²)
1	ALL OF BLOCK 221	PLAN 12M-674	ALL OF 70723-0597	498.6	5	ALL OF BLOCK 222	PLAN 12M-674	ALL OF 70723-0598	498.6	9	ALL OF BLOCK 223	PLAN 12M-674	ALL OF 70723-0599	498.6	13	PART OF BLOCK 224	PLAN 12M-674	ALL OF 70723-0600	507.9
2				498.6	6				498.6	10				498.6	14				507.9
3				498.6	7				498.6	11				498.6	15				1,007.2
4				498.6	8				498.6	12				498.6	16				1,170.2

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE MAY 30, 2022

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

PLAN 12R-29034
RECEIVED AND DEPOSITED
DATE 2022/05/31

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX(12)

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 0.999946.

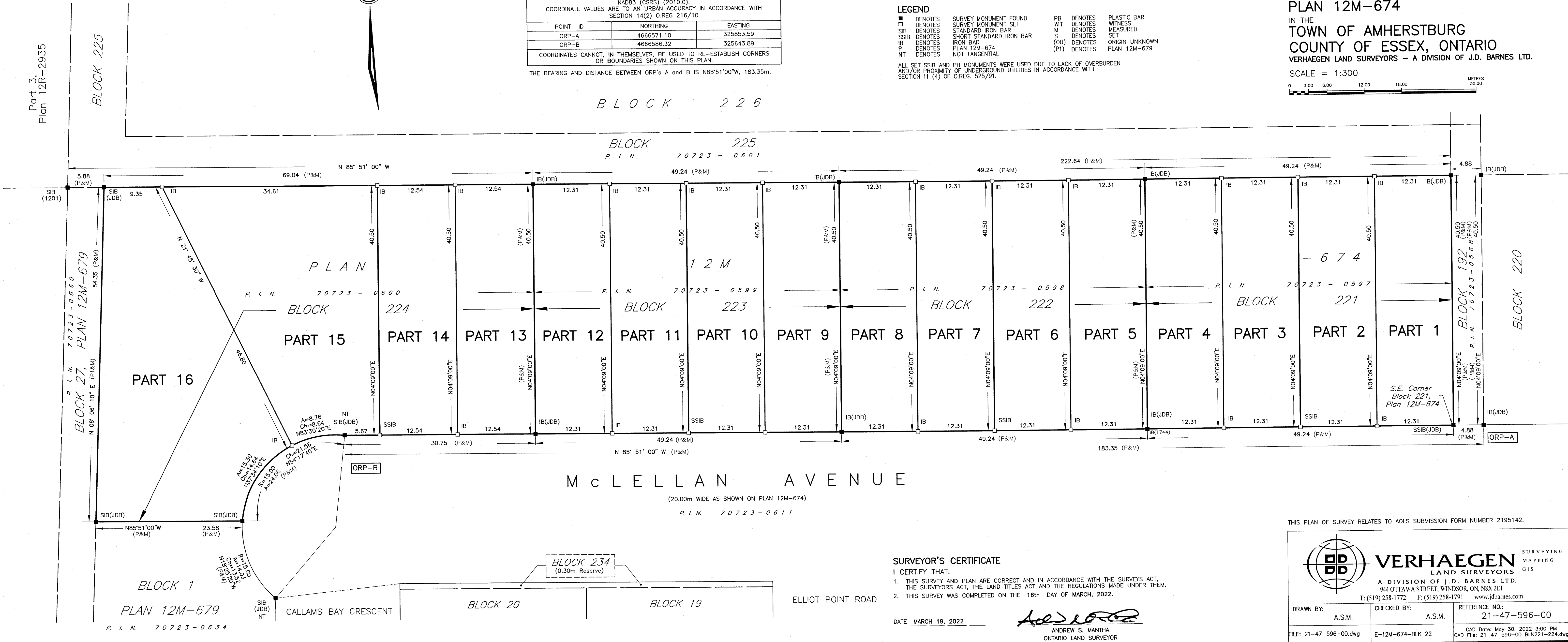



INTEGRATION DATA		
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O. REG. 216/10		
POINT ID	NORTHING	EASTING
ORP-A	4666571.10	325853.59
ORP-B	4666586.32	325643.89
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE BEARING AND DISTANCE BETWEEN ORP's A and B IS N85°51'00"W, 183.35m.		

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

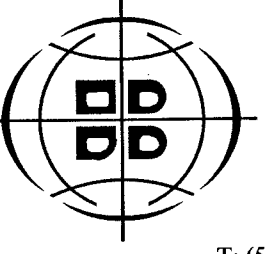
- LEGEND
- | | | | |
|------|---------------------------------|------|--------------------------|
| ■ | DENOTES SURVEY MONUMENT FOUND | PB | DENOTES PLASTIC BAR |
| □ | DENOTES SURVEY MONUMENT SET | WIT | DENOTES WITNESS MEASURED |
| SIB | DENOTES STANDARD IRON BAR | M | DENOTES MEASURED SET |
| SSIB | DENOTES SHORT STANDARD IRON BAR | S | DENOTES SET |
| IB | DENOTES IRON BAR | (OU) | DENOTES ORIGIN UNKNOWN |
| P | DENOTES PLAN 12M-674 | (P1) | DENOTES PLAN 12M-679 |
| NT | DENOTES NOT TANGENTIAL | | |
- ALL SET SIB AND PB 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.

PLAN OF SURVEY
OF
BLOCKS 221 to 224, (Incl.)
PLAN 12M-674
IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LTD.
SCALE = 1:300



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 16th DAY OF MARCH, 2022.
DATE MARCH 19, 2022

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS SUBMISSION FORM NUMBER 2195142.



VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 21-47-596-00
FILE: 21-47-596-00.dwg	E-12M-674-BLK 22	CAD Date: May 30, 2022 3:00 PM CAD File: 21-47-596-00 BLK221-224.dwg

PLAN 12M-679

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 15:33 O'CLOCK ON THE 24th DAY OF July 2021 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 70723-0320 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. CE 1017028

This final plan of subdivision is approved under ss 51, (58) of the Planning Act on this 2nd day of July, 2021.

REBECCA BELANGER
Manager, Planning Services
County of Essex

THIS PLAN COMPRISES ALL OF THE LAND IDENTIFIED BY P.I.N.'s 70723-0375.

PLAN OF SUBDIVISION
OF
PART OF LOTS 11 and 12,
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF ANDERSON
NOW IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES
SCALE = 1:1000

NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE NAD83 (CSRS) (2010.0)).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999458.
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
A CLOCKWISE ROTATION OF 1°23'45" WAS APPLIED TO PLAN 12R-13059 TO ALLOW COMPARISON TO ASTRONOMIC BEARINGS.

LEGEND
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
PB DENOTES PLASTIC BAR
WT DENOTES WITNESS
M DENOTES MEASURED
S DENOTES SET
JOB DENOTES J.D. BARNES LIMITED
ALL SET SIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG 525/91.
(S/P) DENOTES SET PROPORTIONALLY
(P) DENOTES PLAN 12M-674
(P2) DENOTES PLAN 12R-13059
(1744) DENOTES VERHAEGEN LAND SURVEYORS O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

OWNERS CERTIFICATES:
THIS IS TO CERTIFY THAT:

- BLOCKS 1 to 30 (incl.), and the STREETS NAMED CALLAMS BAY CRESCENT, ELLIOT POINT ROAD, HACKET ROAD AND WATER ROAD HAVE BEEN LAID OUT ACCORDING TO OUR INSTRUCTION.
- THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF AMHERSTBURG.

1027579 ONTARIO LIMITED

DATE: JULY 25, 2021.

Michael R. Dunn
MICHAEL R. DUNN
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 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.
 - THIS SURVEY WAS COMPLETED ON THE 7th DAY OF MAY, 2021.

DATE: MAY 20, 2021.

Andrew S. Mantha
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN SURVEYING
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON N8X 2E1
T: (519) 258-1172 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.J.M. CHECKED BY: A.S.M. REFERENCE NO: 20-47-016-00
FILE: 20-47-016-00.dwg E-AND-1-11 CAD Date: June 24, 2021 5:04 PM
CAD File: 20-47-016-00 Sub's Plan.dwg

CURVE SCHEDULE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	14.03	13.52	N16°25'20"W
C2	15.00	26.89	23.43	N13°19'30"W
C3	15.00	12.62	12.25	N85°46'10"W

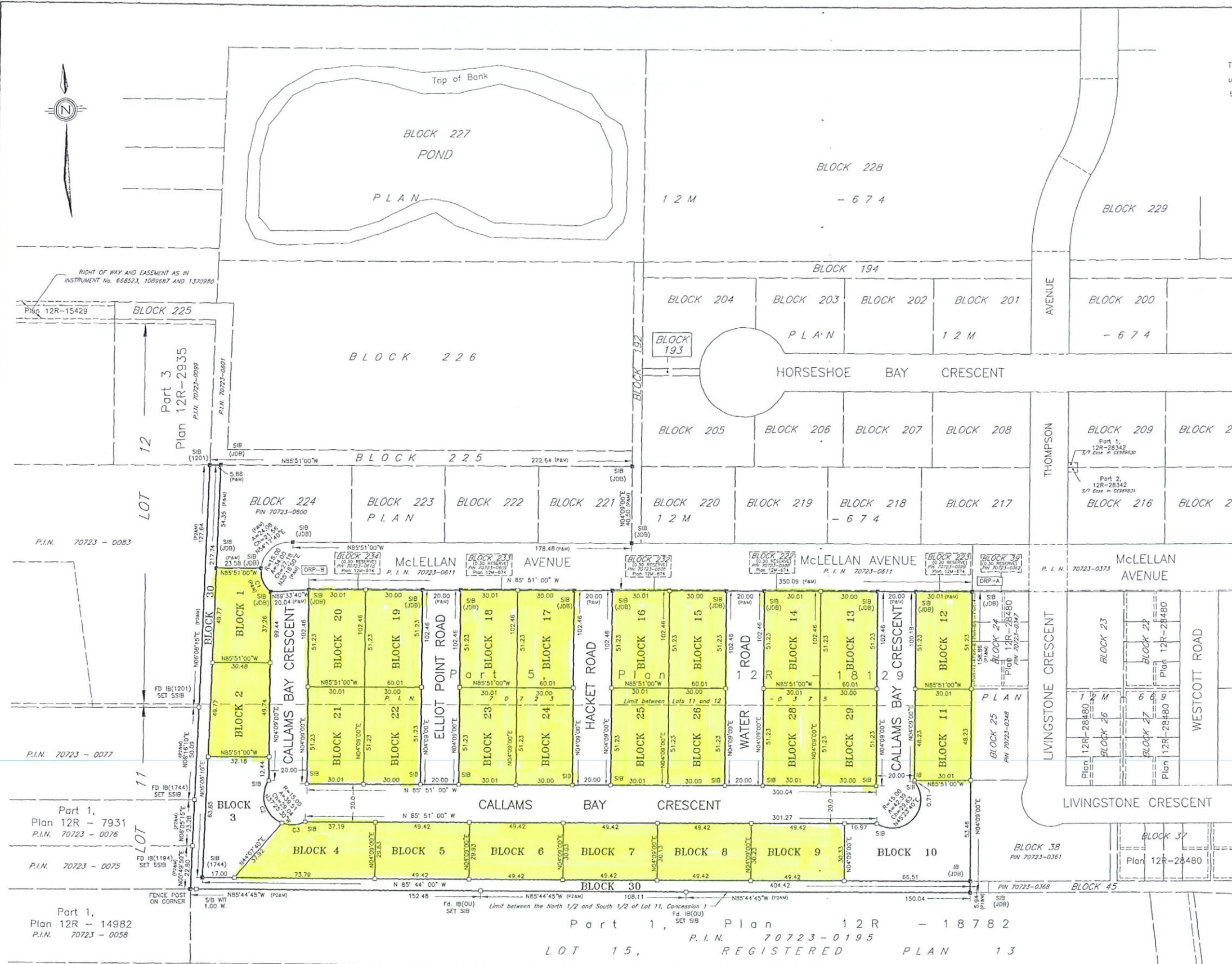
INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4666548.33	E325821.85
ORP-B	N4666573.67	E325472.70

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

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



THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2022-061

A by-law to remove certain lands from Part Lot Control (Registered Plans 12M-669, 12M-674 & 12M-679)

WHEREAS Subsection 5 of Section 50 of the Planning Act, R.S.O. 1990, Chapter P13 provides that Part Lot Control shall apply where land is within a plan of subdivision;

AND WHEREAS Subsection 7 of Section 50 of the Planning Act provides that Council may by by-law provide that Subsection 5 does not apply to land that is within such registered plan of subdivision or part or parts thereof as is or are designated in the by-law, and, where the by-law is approved by the County of Essex, Subsection 5 ceases to apply to such land;

AND WHEREAS it is deemed desirable that the provisions of Subsection 5 shall not apply to certain lands within Registered Plan 12M-669;

AND WHEREAS it is deemed desirable that the provisions of Subsection 5 shall not apply to certain lands within Registered Plan 12M-674;

AND WHEREAS it is deemed desirable that the provisions of Subsection 5 shall not apply to certain lands within Registered Plan 12M-679;

AND WHEREAS Subsection 7.3 of Section 50 of the Planning Act provides that the by-law expires at the expiration of the time frame specified in the by-law.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AMHERSTBURG HEREBY ENACTS AS FOLLOWS:

1. Subsection 5 of Section 50 of the Planning Act, R.S.O. 1990, Chapter P13 does not apply to the following:

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Amherstburg, the County of Essex, and Province of Ontario and being composed of the following;

- Block 33, Plan 12M-669, designated as Parts 1 through 8 inclusive on Reference Plan 12R- 29035;
- Block 213, Plan 12M-674, designated as Parts 1 through 6 inclusive on Reference Plan 12R- 29039;
- Block 214, Plan 12M-674, designated as Parts 7 through 10 inclusive on Reference Plan 12R- 29039;
- Block 215, Plan 12M-674, designated as Parts 11 through 14 inclusive on Reference Plan 12R- 29039;
- Block 216, Plan 12M-674, designated as Parts 15 through 18 inclusive on Reference Plan 12R- 29039;
- Block 217, Plan 12M-674, designated as Parts 1 through 4 inclusive on Reference Plan 12R- 29036;
- Block 218, Plan 12M-674, designated as Parts 5 through 8 inclusive on

Reference Plan 12R- 29036;

- Block 219, Plan 12M-674, designated as Parts 9 through 12 inclusive on Reference Plan 12R- 29036;
- Block 220, Plan 12M-674, designated as Parts 13 through 16 inclusive on Reference Plan 12R- 29036;
- Block 221, Plan 12M-674, designated as Parts 1 through 4 inclusive on Reference Plan 12R- 29034;
- Block 222, Plan 12M-674, designated as Parts 5 through 8 inclusive on Reference Plan 12R- 29034;
- Block 223, Plan 12M-674, designated as Parts 9 through 12 inclusive on Reference Plan 12R- 29034;
- Block 224, Plan 12M-674, designated as Parts 13 through 16 inclusive on Reference Plan 12R- 29034;
- Block 1, Plan 12M-679, designated as Parts 1 through 12 inclusive on Reference Plan 12R- 29038;
- Block 2, Plan 12M-679, designated as Parts 13 through 24 inclusive on Reference Plan 12R- 29038;
- Block 4, Plan 12M-679, designated as Parts 25 through 36 inclusive on Reference Plan 12R- 29038;
- Block 5, Plan 12M-679, designated as Parts 37 through 48 inclusive on Reference Plan 12R- 29038;
- Block 6, Plan 12M-679, designated as Parts 49 through 60 inclusive on Reference Plan 12R- 29038;
- Block 7, Plan 12M-679, designated as Parts 61 through 72 inclusive on Reference Plan 12R- 29038;
- Block 8, Plan 12M-679, designated as Parts 73 through 84 inclusive on Reference Plan 12R- 29038;
- Block 9, Plan 12M-679, designated as Parts 85 through 96 inclusive on Reference Plan 12R- 29038;
- Block 11, Plan 12M-679, designated as Parts 97 through 108 inclusive on Reference Plan 12R- 29038;
- Block 12, Plan 12M-679, designated as Parts 109 through 120 inclusive on Reference Plan 12R- 29038;
- Block 13, Plan 12M-679, designated as Parts 121 through 132 inclusive on Reference Plan 12R- 29038;
- Block 14, Plan 12M-679, designated as Parts 145 through 156 inclusive on Reference Plan 12R- 29038;
- Block 15, Plan 12M-679, designated as Parts 169 through 180 inclusive on Reference Plan 12R- 29038;
- Block 16, Plan 12M-679, designated as Parts 193 through 204 inclusive on Reference Plan 12R- 29038;

- Block 17, Plan 12M-679, designated as Parts 217 through 228 inclusive on Reference Plan 12R- 29038;
- Block 18, Plan 12M-679, designated as Parts 241 through 252 inclusive on Reference Plan 12R- 29038;
- Block 19, Plan 12M-679, designated as Parts 265 through 276 inclusive on Reference Plan 12R- 29038;
- Block 20, Plan 12M-679, designated as Parts 289 through 300 inclusive on Reference Plan 12R- 29038;
- Block 21, Plan 12M-679, designated as Parts 301 through 312 inclusive on Reference Plan 12R- 29038;
- Block 22, Plan 12M-679, designated as Parts 277 through 288 inclusive on Reference Plan 12R- 29038;
- Block 23, Plan 12M-679, designated as Parts 253 through 264 inclusive on Reference Plan 12R- 29038;
- Block 24, Plan 12M-679, designated as Parts 229 through 240 inclusive on Reference Plan 12R- 29038;
- Block 25, Plan 12M-679, designated as Parts 205 through 216 inclusive on Reference Plan 12R- 29038;
- Block 26, Plan 12M-679, designated as Parts 181 through 192 inclusive on Reference Plan 12R- 29038;
- Block 28, Plan 12M-679, designated as Parts 157 through 168 inclusive on Reference Plan 12R- 29038;
- Block 29, Plan 12M-679, designated as Parts 133 through 144 inclusive on Reference Plan 12R- 29038;

and locally known as Livingstone Crescent, McLellan Avenue, Callams Bay Crescent, Water Road, Hackett Road and Elliot Point Road, a portion of Kingsbridge Subdivision.

2. That this By-Law shall come into force and effect upon approval thereof by the County of Essex.
3. That this By-law shall expire on the 13th day of June, 2025.

Read a first, second and third time and finally passed this 13th day of June, 2022.

MAYOR – ALDO DICARLO

CLERK –VALERIE CRITCHLEY