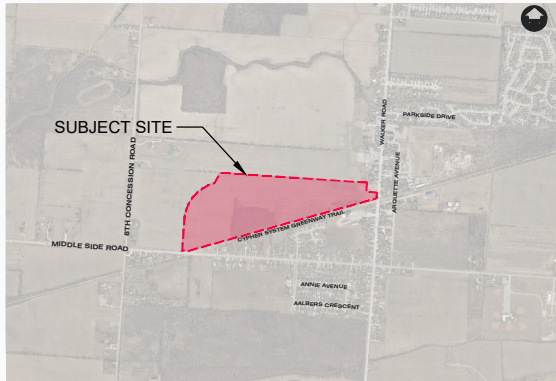
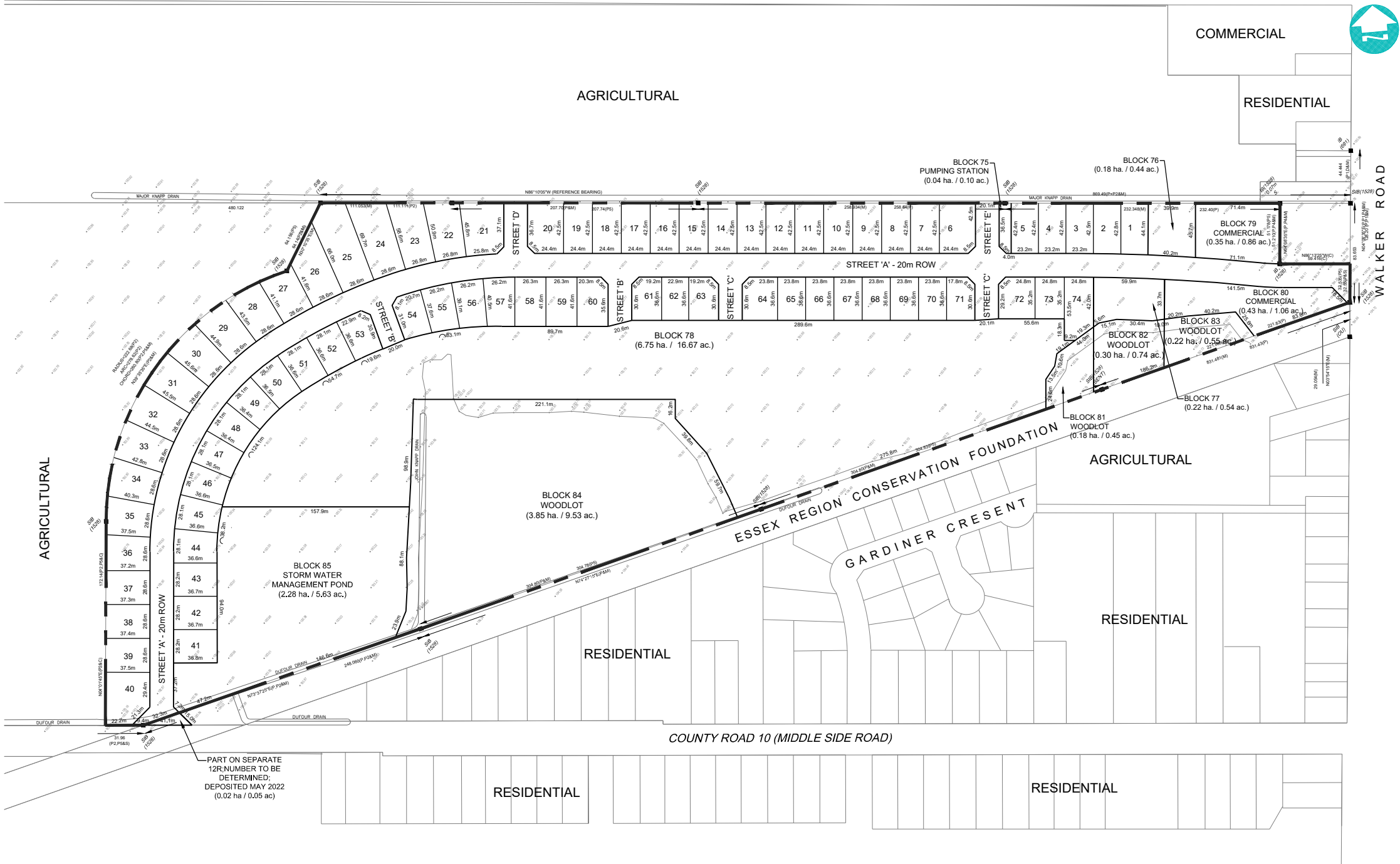




KEY PLAN
N.T.S.

SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2019)

LEGEND AND NOTES
BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, NAD83 UTM ZONE 17, (CSRS), (2010), BEARING OF N86°10'05"W
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999900688

POINT ID	NORTHING	EASTING
ORP-A	4667649.46	336346.05
ORP-B	4667591.36	337213.52
ORP-C	4667219.37	336167.36

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

- DENOTES FOUND
- DENOTES SET
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- PB DENOTES PLASTIC BAR
- SIB DENOTES STANDARD IRON BAR
- M DENOTES MEASURED
- Inst DENOTES INSTRUMENT
- S DENOTES SET
- RCP DENOTES REGISTRAR'S COMPILED PLAN
- RP DENOTES REGISTERED PLAN
- WIT DENOTES WITNESS
- FIN DENOTES PROPERTY IDENTIFIER NUMBER
- 1815 DENOTES S.D. HOOK, O.L.S.
- 1007 DENOTES G.S. HOOK, O.L.S.
- 653 DENOTES E.C. BRISCO, O.L.S.
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- P DENOTES PLAN 24R-1633
- P2 DENOTES REGISTERED PLAN 448
- P3 DENOTES REGISTERED PLAN 529
- D1 DENOTES INST No RA9213
- D2 DENOTES INST No 256218
- ORP DENOTES OBSERVED REFERENCE POINT



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

STATISTICS

DETACHED RESIDENTIAL	= LOTS	1 TO 74 (INCL.)
PUMPING STATION	= BLOCK	75
BLOCK 76, 77 & 78	= BLOCK	76 TO 78
COMMERCIAL	= BLOCK	79 & 80
WOODLOT	= BLOCK	81 TO 84
STORMWATER MANAGEMENT POND	= BLOCK	85

AREAS

DETACHED RESIDENTIAL	= 8.17 ha (20.19 acres)	= 31.40%
PUMPING STATION	= 0.04 ha (0.10 acres)	= 0.16%
COMMERCIAL	= 0.77 ha (1.92 acres)	= 2.96%
BLOCK 76, 77 & 78	= 7.14 ha (17.65 acres)	= 27.44%
WOODLOT	= 4.56 ha (11.26 acres)	= 17.52%
STORMWATER MANAGEMENT POND	= 2.28 ha (5.64 acres)	= 8.76%
RIGHT-OF-WAY	= 3.06 ha (7.55 acres)	= 11.76%

TOTAL AREA = 26.02 ha (64.31 acres)

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: JUNE 07, 2022 SIGNED

MGV Developments INC.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: JUNE 07, 2022 SIGNED

BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER
S. 51(17) OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) RESIDENTIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN



Draft Plan of Subdivision
PART OF LOT 7, CONCESSION 8
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO

JUNE 07, 2022
Project No. 20-2669

Scale: 1:4000 (11x17)