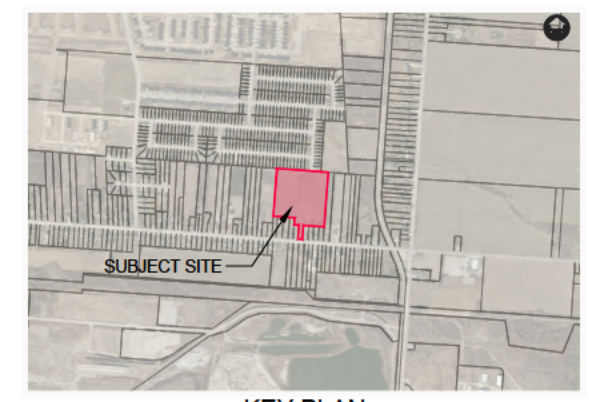
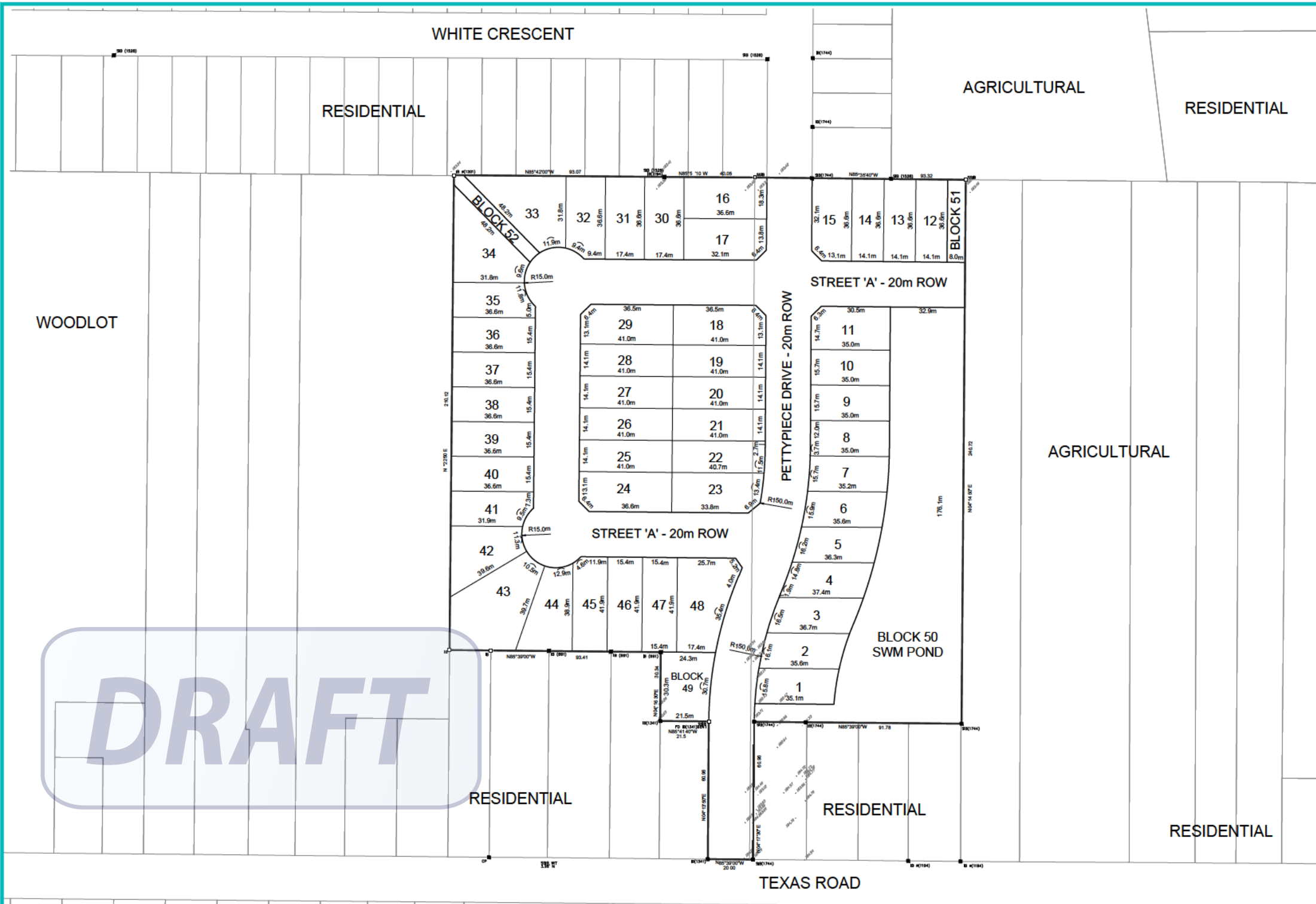


Apr 28, 2022 - 3:48pm C:\pwworking\directory\projects\2020\32\sub\dm36175\203076 - DPS.dwg



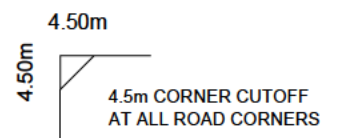
KEY PLAN
N.T.S.
SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2019)

LEGEND AND 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 MULTPLY NG BY THE COMBINED SCALE FACTOR OF 0.999945

POINT ID	NORTHING	EASTING
ORP-A	4665992.80	327084.43
ORP-B	4666293.58	327106.77
ORP-C	4666352.46	327022.70
ORP-D	4666380.26	326640.60



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

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IB Ø DENOTES ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES STEEL PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS T DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. No.
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.

(S/P) DENOTES SET PROPORTIONALLY (NI) DENOTES NOT IDENTIFIABLE
(P) DENOTES PLAN 12R-28679
(P1) DENOTES PLAN OF SURVEY PER 1744, Dated Nov. 13, 1997, Plan File C-1480
(P2) DENOTES PLAN 12R-1806
(P3) DENOTES PLAN 12R-1852
(P4) DENOTES PLAN 12R-22020
(P5) DENOTES PLAN 12M-502
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(1194) DENOTES JOHN B. SWEETON INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(691) DENOTES HOWARD B. HEAD, O.L.S.
(1341) DENOTES RICHARD W. MURRAY, O.L.S.

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



APRIL 28, 2022
Project No. 20-3950

Draft Plan of Subdivision
PART OF LOTS 4, 5, 6 AND 7 REGISTERED
PLAN 12 IN THE TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO

Scale: 1:4000 (11x17)

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

DATE: _____ SIGNED: _____
GREG MAILLOUX
TRI-M HOLDINGS CORP.

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: _____ SIGNED: _____
ROY SIMONE
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

STATISTICS			
DETACHED RESIDENTIAL	= LOTS	1 TO 48 (INCL.)	
FUTURE DEVELOPMENT	= BLOCK	49	
STORMWATER MANAGEMENT POND	= BLOCK	50	
EASEMENT	= BLOCK	51 & 52	
AREAS			
DETACHED RESIDENTIAL	=	3.03 ha (7.49 acres)	= 57.3%
FUTURE DEVELOPMENT	=	0.07 ha (0.17 acres)	= 1.3%
STORMWATER MANAGEMENT POND	=	0.76 ha (1.89 acres)	= 14.4%
EASEMENTS	=	0.06 ha (0.15 acres)	= 1.1%
RIGHT-OF-WAY	=	1.37 ha (3.39 acres)	= 25.9%
TOTAL AREA	=	5.29 ha (13.08 acres)	