



CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.00	39.72	29.09	N38°33'40"W
C2	16.93	10.49	10.32	N84°18'40"E
C3	15.51	9.37	9.23	N19°41'30"E
C4	15.00	7.81	7.72	N22°21'40"E
C5	15.00	14.62	14.05	N22°28'50"W
C6	15.00	17.28	16.34	N81°24'10"W
C7	16.93	0.90	0.90	N68°05'00"E
C8	16.93	9.59	9.46	N85°50'20"E
C9	15.00	7.84	7.75	N65°53'00"W
C10	15.00	40.69	29.32	N17°22'30"E
C11	15.00	8.26	8.18	N103°33'20"W
C12	15.00	5.08	5.05	N16°38'00"W
C13	15.00	16.94	16.05	N25°24'10"E
C14	15.00	16.63	17.45	N86°41'10"W
C15	15.00	8.04	7.94	N84°28'10"E
C16	15.00	37.81	28.57	N38°40'40"W
C17	15.00	8.26	8.16	N17°45'00"E
C18	15.00	12.32	11.97	N87°21'40"W
C19	15.00	15.80	15.08	N37°40'20"W
C20	15.00	9.70	9.53	N15°00'40"E
C21	15.00	6.83	6.78	N20°28'30"E
C22	15.00	1.43	1.43	N04°42'00"E
C23	15.00	7.51	7.43	N83°27'50"E
C24	15.00	0.53	0.53	N81°11'10"W

DRAFT PLAN OF SUBDIVISION OF PART OF GORE LOT CONCESSION WEST OF PUCE RIVER
 GEOGRAPHIC TOWNSHIP OF MAIDSTONE
 NOW IN THE TOWN OF LAKESHORE
 COUNTY OF ESSEX, ONTARIO
 VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
 SCALE = 1:500

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

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 0.99948471
 ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
 IB# DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 IB# DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 IB# DENOTES 19mm X 19mm X 0.61m IRON BAR
 IB# DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 IC DENOTES CUT-CROSS
 IC# DENOTES 5mm X 50mm STEEL PIN
 S DENOTES SURVEY MONUMENT FOUND
 S# DENOTES SURVEY MONUMENT SET AND MARKED 1744
 S# DENOTES WITNESS # DENOTES PERPENDICULAR
 S# DENOTES SET (S) DENOTES MEASURED (M) DENOTES INST. NO. R352603
 S# DENOTES OBSERVED REFERENCE POINT
 S## SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB# WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 (P) DENOTES SET PROPORTIONALLY (W) DENOTES ORIGIN UNKNOWN
 (P) DENOTES PLAN 12R
 (P) DENOTES MTD PLAN P-2966-6
 (P) DENOTES PLAN OF SURVEY BY (S1) DATED JULY 23, 1964, (D 2545)
 (P) DENOTES PLAN 12R-26627
 (P) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
 (M) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
 (M) DENOTES RICHARD W. MURRAY, O.L.S.
 (S1) DENOTES HOWARD S. HEAD, O.L.S.
 (S1) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.

ADDITIONAL INFORMATION
 REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT, (R.S.O. 1990)
 (A) AS SHOWN ON PLAN (F) AS SHOWN ON PLAN
 (B) AS SHOWN ON PLAN (G) AS SHOWN ON PLAN
 (C) AS SHOWN ON PLAN (H) PIPED MUNICIPAL
 (E) NORTH - EXISTING RESIDENTIAL (J) AS SHOWN ON PLAN
 (E) WEST - EXISTING RESIDENTIAL (K) ALL SERVICES TO BE PROVIDED
 EAST - EXISTING RESIDENTIAL (L) AS SHOWN ON PLAN
 SOUTH - RAILWAY LANDS

SUMMARY
 TOTAL NUMBER OF LOTS 71
 TOTAL NUMBER OF BLOCKS 5
 TOTAL AREA OF SITE 9.256 Hectares
 DENSITY 7.7 LOTS PER HECTARE
 BLOCK 72 (PARKLAND) 0.2422 Hectares

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
 AMICO PROPERTIES INC.
 DATE: _____ DOMINIC AMICONE
 "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.
 DATE APRIL 24, 2020
 ROY A. SIMONE
 ONTARIO LAND SURVEYOR
 for VERHAEGEN • STUBBERFIELD • HARTLEY
 BREWER • BEZAIRE INC.

VERHAEGEN SURVEYING
 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: N.M.G. CHECKED BY: R.A.S. REFERENCE NO.: 19-47-078-00
 FILE: 19-47-078-00 E-MAILED-WP-R-GORE LOT CAD Date: April 24, 2020 4:56 PM
 CAD File: 19-47-078-00.dwg



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	N4685374.247	E351653.926
ORP-B	N4685308.506	E351882.935

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

VIA RAIL CANADA INC.
 BUSH
 P.I.N. 75004-0458(R)