

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	N15266425.55	E1213340.42
ORP-B	N15266352.96	E1214604.65

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

FOR BEARING COMPARISON, A ROTATION OF 01°03'00" CLOCKWISE WAS APPLIED TO (P), (P1) TO CONVERT TO GRID BEARINGS.

LEGEND

- 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 ♂ 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 JOB
 - WT DENOTES WITNESS T DENOTES PERPENDICULAR
 - (S) DENOTES SET (M) DENOTES MEASURED
 - ORP DENOTES OBSERVED REFERENCE POINT (D) DENOTES INST. R1402876
 - (NI) DENOTES NOT IDENTIFIABLE (D1) DENOTES INST. R376955
 - (S/P) DENOTES SET PROPORTIONALLY
 - (P) DENOTES PLAN 12R-8145
 - (P1) DENOTES PLAN OF SURVEY PER 1744, Dated May 13, 2003, Plan File G-1226'A
 - (FN) DENOTES FIELD NOTES BY (1744), Dated Oct. 1, 1997, 5-07762
 - (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
 - (1040) DENOTES W.J. SETTRINGTON, O.L.S.
 - (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
 - (OU) DENOTES ORIGIN UNKNOWN

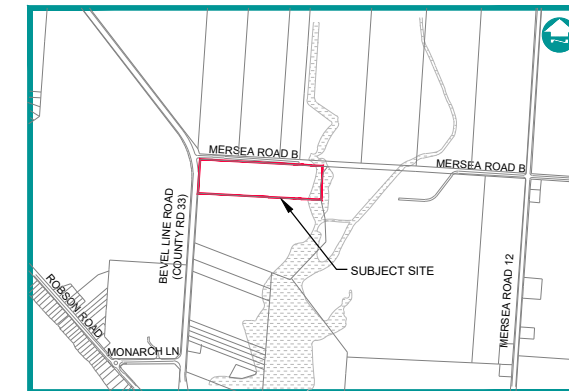
NOTES:

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).

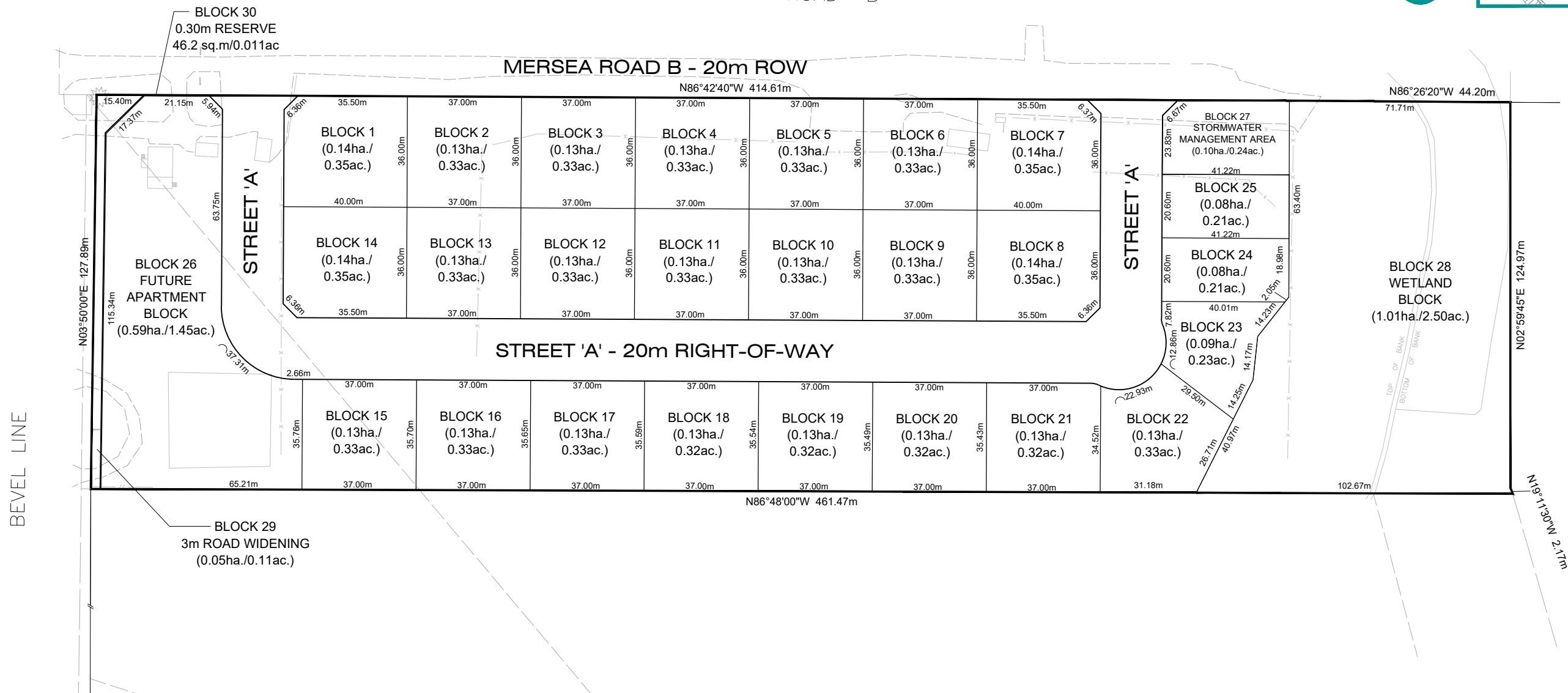
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999786.

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

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084



MERSEA ROAD B



Draft Plan of Subdivision
PART OF LOT 11
CONCESSION BROKEN FRONT, AND
PART OF LOT TRIANGLE F,
CONCESSION B
MUNICIPALITY OF LEAMINGTON
COUNTY OF ESSEX

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

DATE: _____ SIGNED: _____
SORICETTI BROS. HOMES (2019) 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: *April 22, 2026* SIGNED: *Roy Simone*
ROY A. 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) SANDY CLAY LOAM
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

STATISTICS	
TOWNHOUSE RESIDENTIAL	= BLOCKS 1 TO 22 (INCL.)
SEMI-DETACHED RESIDENTIAL	= BLOCKS 23 TO 25 (INCL.)
FUTURE APARTMENT	= BLOCK 26
STORMWATER MANAGEMENT AREA	= BLOCK 27
WETLAND	= BLOCK 28
ROAD WIDENING	= BLOCK 29
0.30m RESERVE	= BLOCKS 30
AREAS	
TOWNHOUSE RESIDENTIAL	= 2.96ha (7.31 acres) = 50.4%
SEMI-DETACHED RESIDENTIAL	= 0.26ha (0.65 acres) = 4.4%
FUTURE APARTMENT	= 0.59ha (1.46 acres) = 10.0%
STORMWATER MANAGEMENT AREA	= 0.10ha (0.25 acres) = 1.7%
WETLAND	= 1.01ha (2.50 acres) = 17.3%
ROAD WIDENING	= 0.05ha (0.12 acres) = 0.8%
0.30m RESERVES	= 0.01ha (0.02 acres) = 0.1%
RIGHT-OF-WAY	= 0.89ha (2.20 acres) = 15.3%
TOTAL AREA	= 5.87ha (14.51 acres)

MARCH 23, 2026
Project No. 19-1752

Scale: 1:1500 (11x17)
1:750 (22x34)

