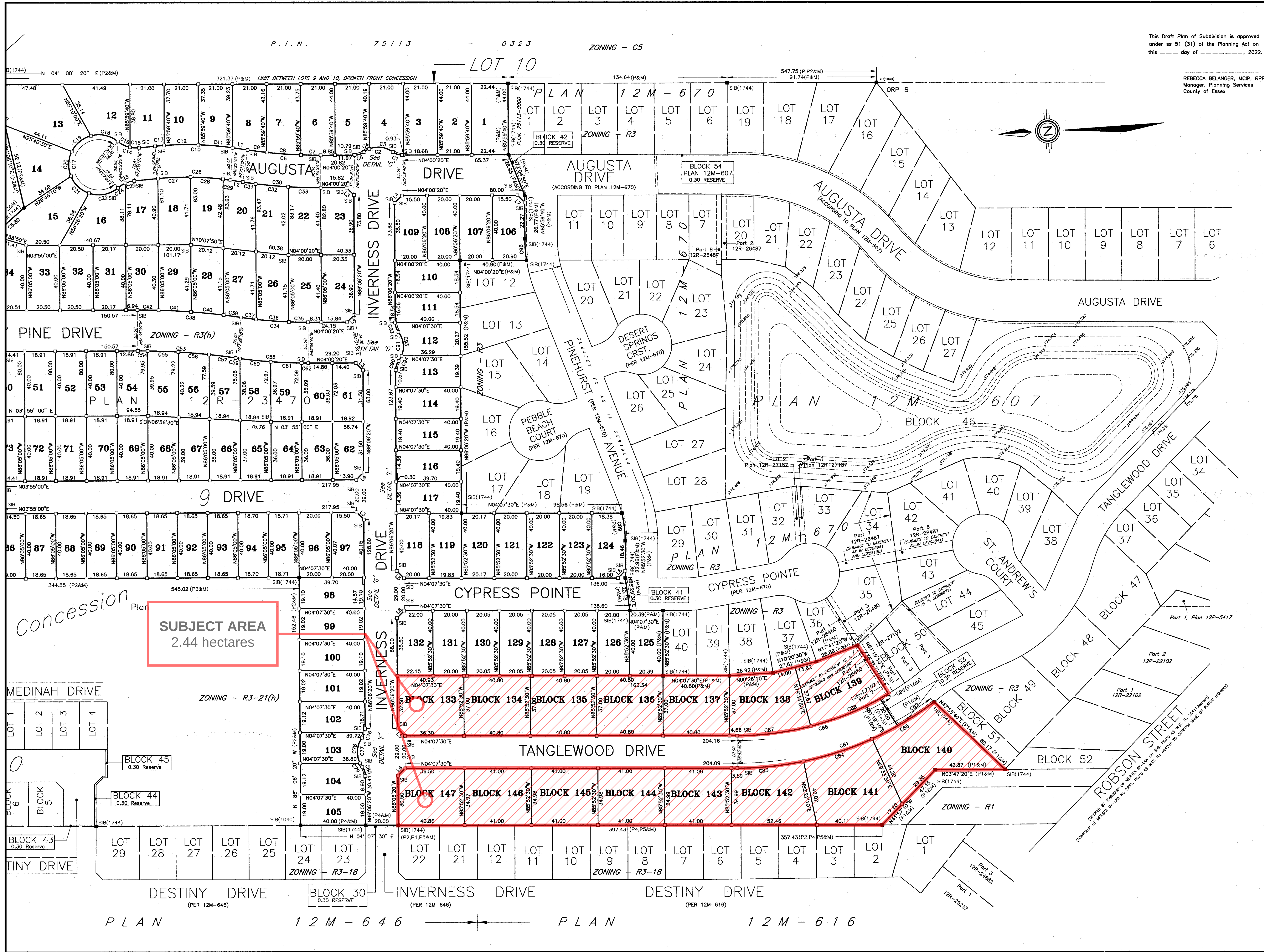
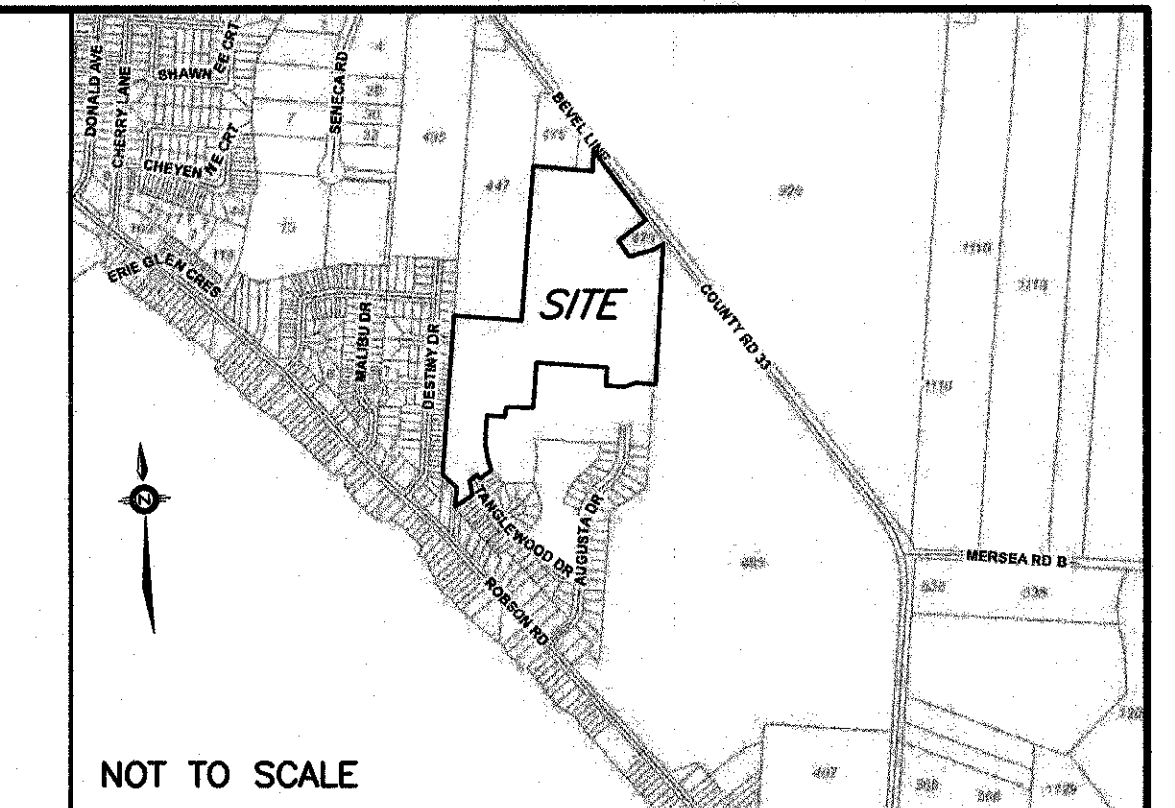




This Draft Plan of Subdivision is approved under ss 51 (31) of the Planning Act on this day of , 2022.

REBECCA BELANGER, MCIP, RPP
Manager, Planning Services
County of Essex



DRAFT PLAN OF SUBDIVISION OF PART of LOT 9 BROKEN FRONT CONCESSION GEOGRAPHIC TOWNSHIP OF MERSEA NOW IN THE MUNICIPALITY of LEAMINGTON COUNTY OF ESSEX, ONTARIO VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:1000
0 10.00 20.00 40.00 60.00 80.00 100.00 METRES

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

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG. 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	4653922.98	369263.70
ORP-B	4653366.01	369224.73
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

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 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99978876
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SIBB DENOTES 25mm X 25mm X 0.81m SHORT STANDARD IRON BAR
IB DENOTES 16mm X 16mm X 0.81m IRON BAR
IBB DENOTES 19mm diameter X 0.81m ROUND IRON BAR
CC DENOTES CUT-CROSS
CIB DENOTES 3mm X 50mm STEEL PIN
PIB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS
(S) DENOTES SET (W) DENOTES MEASURED (D) DENOTES INST. NO.
ORP DENOTES OBSERVED REFERENCE POINT
ALL SET SIB AND PIB 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 (N) DENOTES NOT IDENTIFIABLE
(P) DENOTES PLAN 12M-670 (P1) DENOTES PLAN 12M-616
(P2) DENOTES PLAN 12R-23470 (P3) DENOTES PLAN 12R-23372
(P4) DENOTES PLAN 12M-646 (P5) DENOTES PLAN 12M-616
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(1172) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
DATE: 06/02/2022
2743331 Ontario Inc.
OMAR SROUR
"I HAVE 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 MAY 26, 2022.
BRIAN COAD
ONTARIO LAND SURVEYOR



VERHAEGEN
LAND SURVEYORS
A Division of
J. D. Barnes Limited

187 TALBOT ST E, LEAMINGTON, ON, N8H 1L8
T: (519) 322-2275 F: (519) 322-2675 www.jdbarnes.com

DRAWN BY: CMM CHECKED BY: OLS
CAD Date: May 30, 2022 4:08 PM
CAD File: 21-48-061-04.dwg

REFERENCE NO: 21-48-061-04
FILE NO: E-Leamington-B.F.C.-9

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