

PLAN OF SUBDIVISION
OF
PART OF LOTS 1 & 2
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF COLCHESTER NORTH
TOWN OF ESSEX
COUNTY OF ESSEX

SCALE 1 : 500 METRES
 0 2.4 6 8 10 15 20 40 60

SURVEYORS ON SITE INC.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 508mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

NOTES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999899910.
 BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (PART 1) OR MONUMENTS (PART 2) AND ARE SHOWN HEREON, HAVING A GRID BEARING OF N85°46'40"W, NAD83 (2011) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).
 FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:
 P1 - 1°23'10" CLOCKWISE

LEGEND

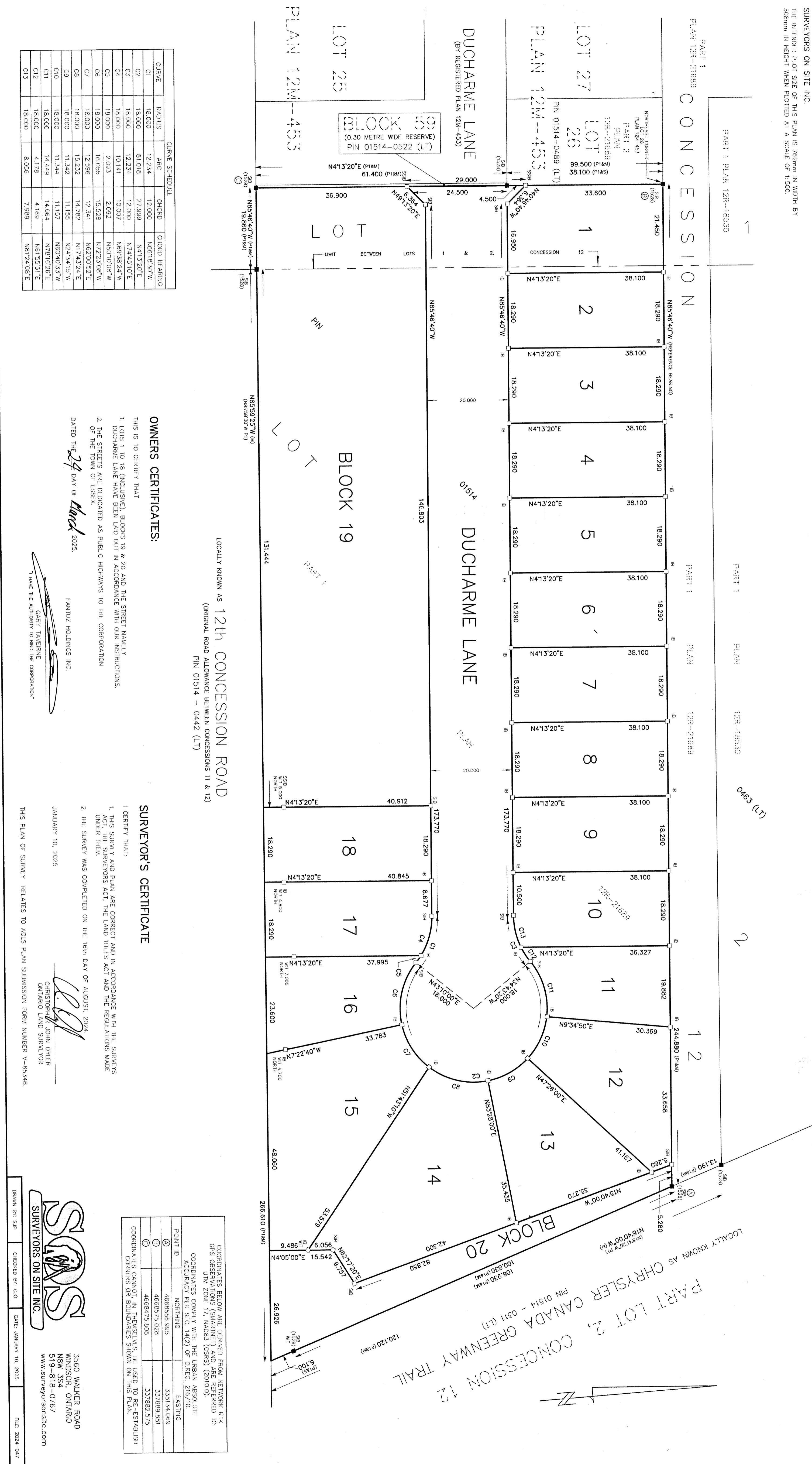
- MONUMENT PLANTED
- STANDARD FOUND
- IRON BAR
- ▨ SHORT STANDARD IRON BAR
- ▧ IRON BAR
- ▩ MEASURED
- ▭ BEAN 12R-21689
- ▮ PLAN 12R-21689
- ▯ VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZARE INC.

This final plan of subdivision is approved under s.51, (58) of the planning act on this 25th day of March 2025.

[Signature]
 R. COOK
 MANAGER, PLANNING SERVICES
 COUNTY OF ESSEX

THIS PLAN COMPRISES PART OF THE LAND IDENTIFIED BY PIN 01514-0463(LT).

PLAN 12M-120
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 12:00 O'CLOCK ON THE 10th DAY OF April 2025 AND ENTERED IN THE PART 1 REGISTER FOR PROPERTY IDENTIFIER 01514-0463(LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. CE123506
[Signature]
 REPRESENTATIVE FOR THE LAND REGISTRAR



CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	18.000	12.234	12.000	N66°18'30"W
C2	18.000	81.018	27.999	N41°13'20"E
C3	18.000	12.234	12.000	N74°45'10"E
C4	18.000	10.141	10.007	N69°38'24"W
C5	18.000	2.093	2.092	N50°10'08"W
C6	18.000	16.055	15.528	N72°23'08"W
C7	18.000	12.596	12.341	N62°00'52"E
C8	18.000	15.232	14.782	N17°43'24"E
C9	18.000	11.342	11.155	N24°34'15"W
C10	18.000	11.344	11.157	N60°40'33"W
C11	18.000	14.449	14.064	N78°16'26"E
C12	18.000	4.178	4.169	N61°55'51"E
C13	18.000	8.056	7.989	N81°24'08"E

OWNERS CERTIFICATES:

THIS IS TO CERTIFY THAT
 1. LOTS 1 TO 18 (INCLUSIVE), BLOCKS 19 & 20 AND THE STREET NAMELY DUCHARME LANE HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 2. THE STREETS ARE DEDICATED AS PUBLIC HIGHWAYS TO THE CORPORATION OF THE TOWN OF ESSEX.

DATED THE 29 DAY OF March 2025.

FANTUZ HOLDINGS INC.
 GARY FANTUZ
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF AUGUST, 2024.

JANUARY 10, 2025

[Signature]
 CHRISTOPHER JOHN OYER
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-85346

SURVEYORS ON SITE INC.
 3560 WALKER ROAD
 WINDSOR, ONTARIO
 N8W 3S4
 519-818-0767
 www.surveyorsonsite.com

POINT ID	NORTHING	EASTING
①	4668556.995	338134.039
②	4668975.028	337889.881
③	4668475.808	337882.573

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