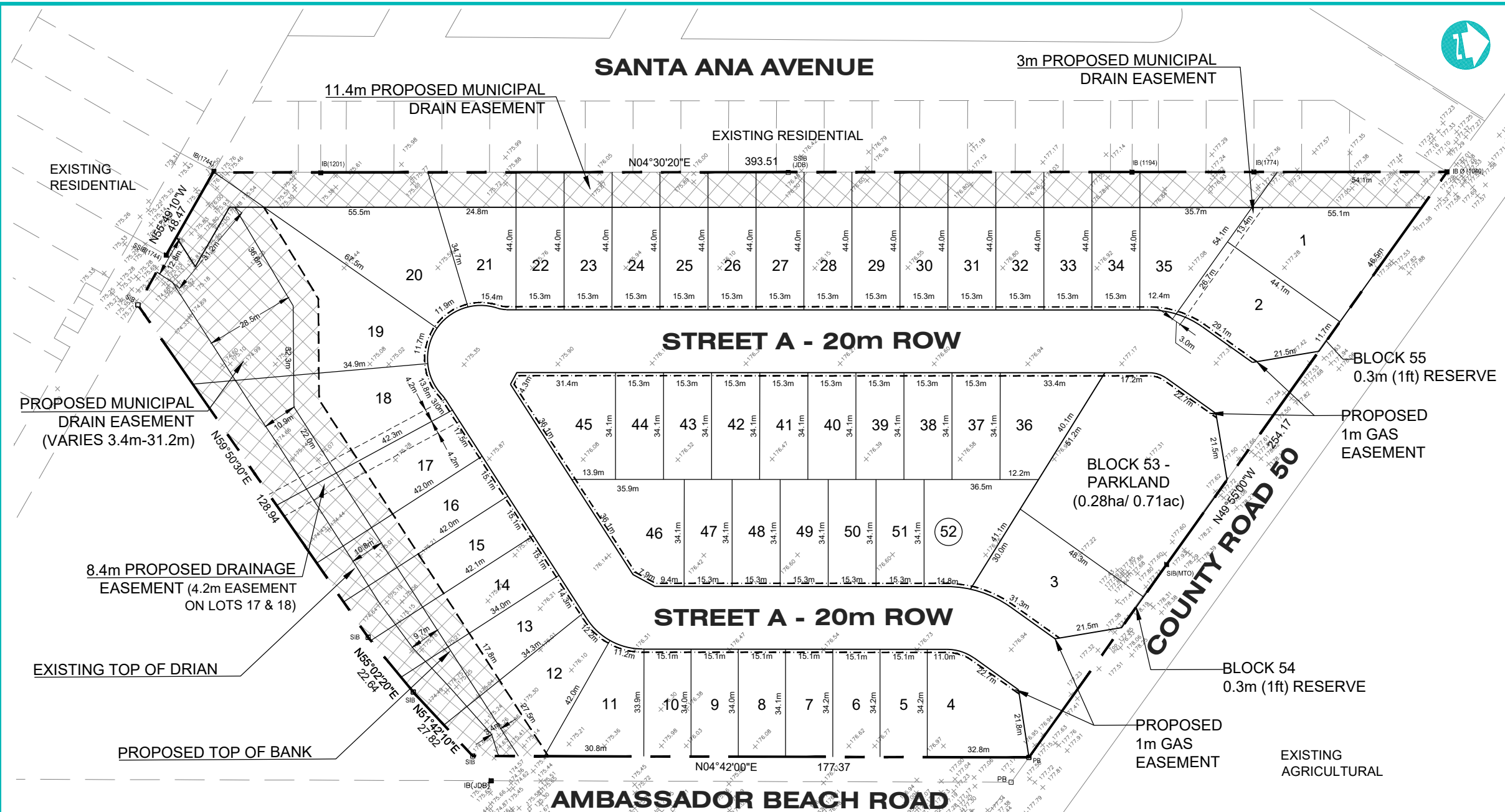


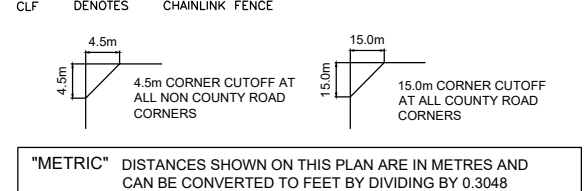
Jul 17, 2024 - 1:39pm C:\pwworking\directory\projects\2021\32mm\dms83284\21-3105 - DfS.dwg



KEY PLAN
N.T.S.
SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2021)

- LEGEND**
- ALL MONUMENTS SHOWN THUSLY \square IRON BARS (IB) UNLESS OTHERWISE NOTED.
 - SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 - IB ϕ DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - PB DENOTES PLASTIC BAR
 - \blacksquare DENOTES SURVEY MONUMENT FOUND
 - \square DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WIT. DENOTES WITNESS L 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.

- (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
- (1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
- (MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO, OLS
- (1194) DENOTES JOHN B. SMEETON INC., O.L.S.
- (1172) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.
- (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
- (1239) DENOTES RALPH W. BARRY, O.L.S.
- (1341) DENOTES RICHARD W. MURRAY, O.L.S.
- (NI) DENOTES NOT IDENTIFIABLE
- (P) DENOTES PLAN 12R-9585
- (P1) DENOTES PLAN 12R-17792
- (P2) DENOTES PLAN OF SURVEY BY (1744) DATED APRIL 2nd, 2002 (F-5546)
- (P3) DENOTES PLAN 12R-13557
- (P4) DENOTES MTO PLAN P-3270
- (P5) DENOTES PLAN 12R-2479
- (P6) DENOTES REGISTERED PLAN 1397
- (P7) DENOTES PLAN 12R-16308
- (P8) DENOTES REGISTERED PLAN 1347
- (FN) DENOTES FIELD NOTES BY (1040) DATED MARCH 13, 1974. (ZA3004)
- (FN1) DENOTES FIELD NOTES BY (1744) DATED MAY 19, 2021 (21-48-098-00)
- H—H DENOTES OVERHEAD HYDRO LINE
- N,E,S,W DENOTES NORTH, EAST, SOUTH, WEST
- UP_w DENOTES WOOD UTILITY POLE
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAINLINK FENCE



BEARING REFERENCE
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999910

This draft plan of subdivision is approved under Section 51(31) of the Planning Act on this 10th day of February, 2025

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



JULY 17, 2024
Project No. 21-3105

Draft Plan of Subdivision
Part of lot 91, Concession 1,
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF
COLCHESTER SOUTH
NOW IN THE TOWN OF ESSEX,
COUNTY OF ESSEX, ONTARIO

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

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

DATE: JULY 17, 2024 SIGNED: *Wing On Li*
WING ON LI
COLCHESTER BAY 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: JULY 17, 2024 SIGNED: *Alec S Mantha*
ALEC S MANTHA
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/ COMMERCIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY/BERRIAN SAND
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

AREAS	LOT/BLOCK	# UNITS	AREA	% of Area
SINGLE DETACHED RESIDENTIAL	1 - 52 (INCL.)	52	= 4.379 ha (10.823 acres)	76.16%
PARKLAND (5%)	53		= 0.286 ha (0.707 acres)	4.97%
0.3 RESERVE	54, 55		= 0.001 ha (0.004 acres)	0.02%
RIGHT OF WAY			= 1.084 ha (2.680 acres)	18.85%
TOTAL AREA			= 5.750 ha (14.214 acres)	