

Jun 30, 2022 - 7:28pm C:\pwworking\directory\projects\2021\dillon\_32mru\d0103443\21-1186 - DP5.dwg



JUNE 30, 2022  
Project No. 21-1186

# SDN/XXXX/Z/XXXXX(0 CLOVER AVENUE)

**Draft Plan of Subdivision**  
TOPOGRAPHIC SURVEY OF  
BLOCKS 63,64 & 65, PLAN 12M-581,  
PART OF BLOCK 'A', REGISTERED PLAN  
1161, REGISTERED PLAN 1230,  
PART OF LOTS 140 & 141,  
CONCESSION 1 (McNIFF'S SURVEY)  
GEOGRAPHIC TOWNSHIP OF SANDWICH  
EAST NOW IN THE CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO

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

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
1027458 ONTARIO LTD.

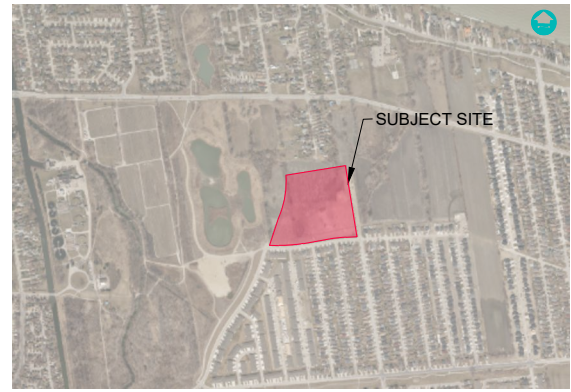
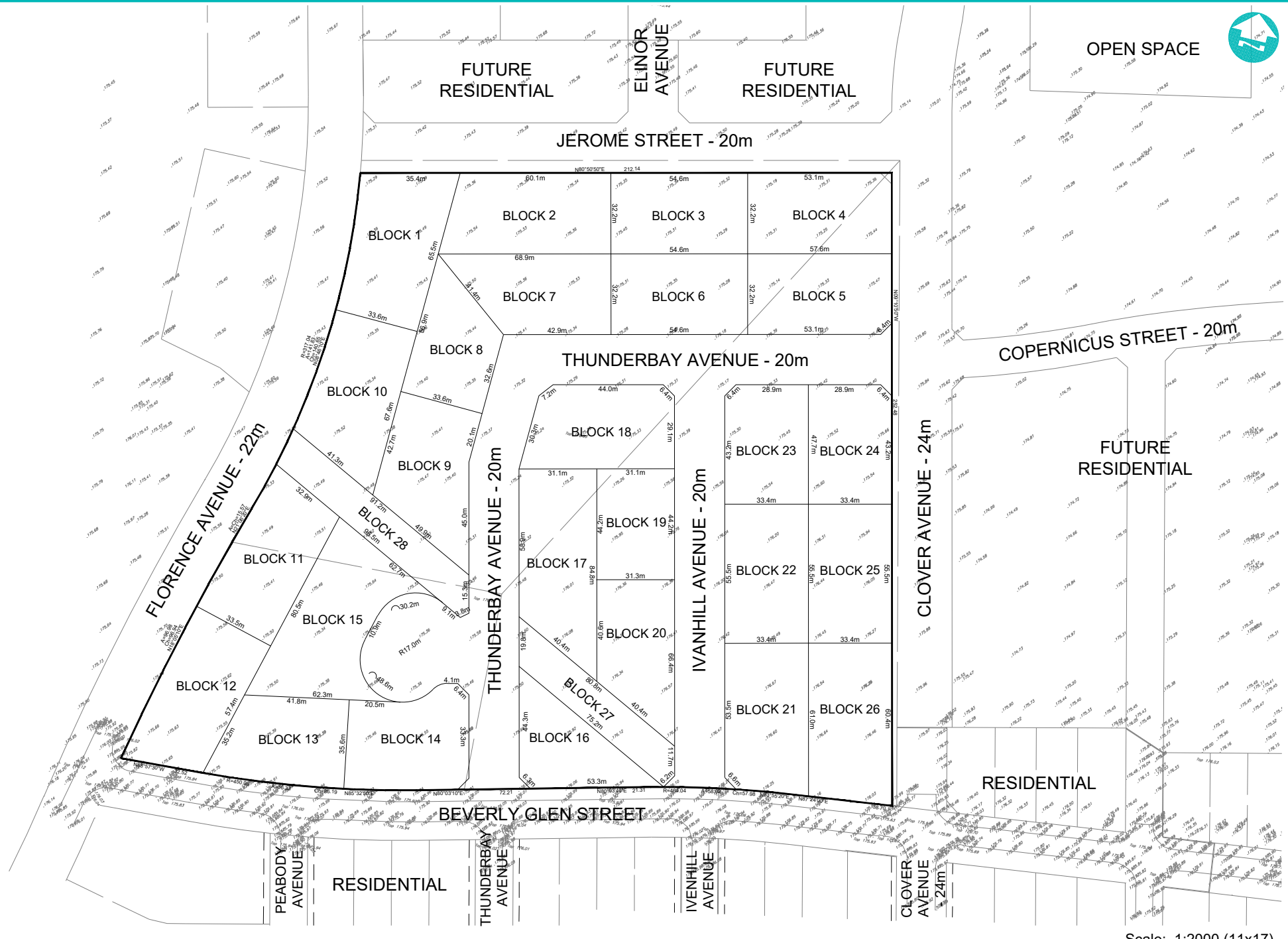
**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND  
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY  
SHOWN ON THIS PLAN.

DATE: *July 7, 2022* 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) CLYDE CLAY  
(j) SHOWN ON PLAN  
(k) SANITARY & STORM SEWERS TO BE INSTALLED BY  
DEVELOPER  
(l) SHOWN ON PLAN

STATISTICS	
RESIDENTIAL	= BLOCK 1 TO 26 (INCL.)
OPEN SPACE	= BLOCK 27 TO 28 (INCL.)
AREAS	
RESIDENTIAL	= 4.84 ha ( 11.95 acres) = 77.82%
RIGHT-OF-WAY	= 1.12 ha ( 2.76 acres) = 18.00%
OPEN SPACE	= 0.26 ha ( 0.66 acres) = 4.18%
<b>TOTAL AREA</b>	<b>= 6.22 ha (15.37 acres)</b>



**KEY PLAN**  
N.T.S.

SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2019)

**LEGEND AND 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) 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 **0.99988365**

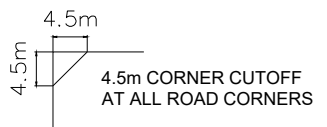
**INTEGRATION DATA**

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	N4688499.50	E342800.71
ORP-B	N4688566.28	E342340.00

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

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- J DENOTES PERPENDICULAR
- S DENOTES SET
- (D) DENOTES DEED
- (OU) DENOTES ORIGIN UNKNOWN
- 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.
- (P) DENOTES PLAN 12R-24965
- (P1) DENOTES PLAN 12M-647
- (P2) DENOTES PLAN 12M-515
- (P3) DENOTES PLAN 12M-500
- (P4) DENOTES PLAN 12M-581
- (P5) DENOTES PLAN 12R-23795
- (P6) DENOTES PLAN 12R-15252
- (1744) DENOTES VERHAEGEN LAND SURVEYORS



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

Scale: 1:2000 (11x17)