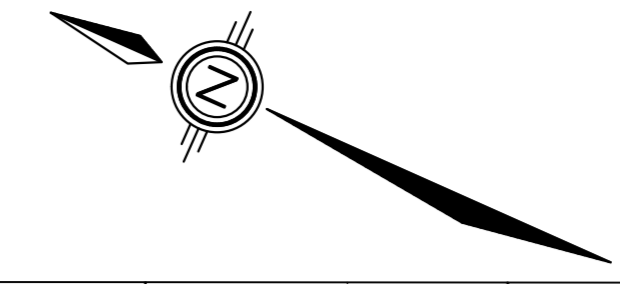
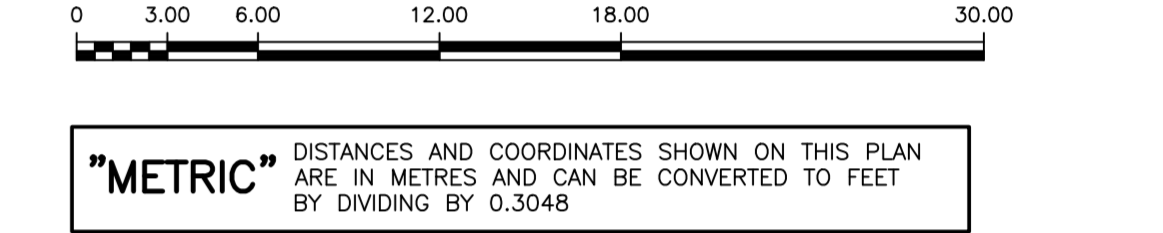


TOURANGEAU ROAD



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION
OF
PART OF BLOCK 21,
PLAN 12M-417
AND
PART OF LOT 105,
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN LAND SURVEYORS
SCALE = 1:300



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

Part 6,
Plan 12R - 3343
P.I.N. 01360 - 0136



NOTES:
1. SUBJECT TO EASEMENT IN FAVOUR OF THE CITY OF WINDSOR AS IN INST. No. LT242766.

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 0.999952.

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET
 ○ DENOTES STANDARD IRON BAR
 SSB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 CP DENOTES STEEL PIN
 WT DENOTES WITNESS
 M DENOTES MEASURED
 S DENOTES SET
 ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.C. 525/91.
 (P1) DENOTES PLAN 12R-28347 (P2) DENOTES PLAN 12R-12231 (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S. (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

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.R.C. 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4684898.12	E337600.64
ORP-B	N4684885.25	E337694.53

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

SUMMARY

TOTAL NUMBER OF RESIDENTIAL BLOCKS	4
TOTAL NUMBER OF BLOCKS TO BE TRANSFERRED TO CITY	1
TOTAL NUMBER OF BLOCKS (0.30 RESERVE)	1
TOTAL NUMBER OF RESIDENTIAL UNITS	28
(4 PROPOSED ATTACHED TOWNHOUSE BUILDINGS)	
TOTAL AREA OF THE SITE	1,061.1 Hectares
DENSITY	26.4 Residential Units per Hectare.

ADDITIONAL INFORMATION
 REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, (R.S.O. 1990)
 (A) AS SHOWN ON PLAN (F) AS SHOWN ON PLAN
 (B) AS SHOWN ON PLAN (G) AS SHOWN ON PLAN
 (C) AS SHOWN ON PLAN (H) PIPED MUNICIPAL
 (D) TOWNHOMES (I) CLAY LOAM
 (E) NORTH - RESIDENTIAL (J) AS SHOWN ON PLAN
 WEST - RESIDENTIAL (K) ALL SERVICES TO BE PROVIDED
 EAST - RESIDENTIAL (L) AS SHOWN ON PLAN
 SOUTH - VACANT COMMERCIAL LAND

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
 OLIVIA CONSTRUCTION HOMES INC.
 DATE: JULY 10, 2024
 ASHRAF BOUTROS
 "I HAVE THE 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 JULY 10, 2024
 ANDREW S. MANTHA
 ONTARIO LAND SURVEYOR

VERHAEGEN SURVEYING MAPPING GIS
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
N.G.	A.S.M.	21-47-551-02

FILE: 21-47-551-02.dwg E-WIND-2-105 CAD Date: September 4, 2024 1:32 PM CAD File: 21-47-551-02c.dwg