

## Draft Plan of Subdivision

Part Of Lot 12, Concession 8,  
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH  
NOW IN THE TOWN OF TECUMSEH

Scale: 1:2,000 (22"x34")


## STATISTICS

NEW INDUSTRIAL LOTS	=	BLOCKS 1 TO 5 (INCL.)
NATURAL AREAS & BUFFERS	=	BLOCKS 6
STORMWATER MANAGEMENT FACILITY	=	BLOCK 7
0.3m RESERVES	=	BLOCKS 8 TO 12 (INCL.)
15m DAYLIGHT CORNER	=	BLOCK13
AREAS		
INDUSTRIAL LOTS	=	19.01 ha (46.97 acres) = 65.48%
NATURAL AREA	=	5.57 ha (13.76 acres) = 19.19%
STORMWATER MANAGEMENT AREA	=	2.47 ha (6.10 acres) = 8.51%
RIGHT-OF-WAYS	=	1.89 ha (4.67 acres) = 6.51%
0.3m RESERVES	=	0.09 ha (0.22 acres) = 0.31%
TOTAL AREA	=	29.03 ha (71.73 acres)

## LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS  
"A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID  
BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998260  
(1B)

ALL MONUMENTS SHOWN THUSLY  ARE IRON BARS  
UNLESS OTHERWISE NOTED.

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU  
OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND  
UTILITIES EXIST.

## BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
NORTHERN LIMIT OF PLAN 12R-21631 SHOWN AS HAVING A  
BEARING OF N26°55'30"W THEREON.

SIB DENOTES X X STANDARD IRON BAR 25mm 25mm 1.22m  
SSIB DENOTES X X SHORT STANDARD IRON BAR 25mm 25mm 0.61m  
IB 16mm 0.61m DENOTES X X IRON BAR 16mm  
IB Ø 0.61m DENOTES diameter X ROUND IRON BAR 19mm  
CC DENOTES CUT-CROSS  
CP DENOTES 5mm X 50mm STEEL PIN  
■ DENOTES SURVEY MONUMENT FOUND  
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744  
T WIT. DENOTES WITNESS  
L DENOTES PERPENDICULAR  
(D) DENOTES DEED (M) DENOTES MEASURED (S) DENOTES SET  
ORP DENOTES OBSERVED REFERENCE POINT  
(OU) DENOTES ORIGIN UNKNOWN  
(SP) DENOTES SET PROPORTIONALLY  
(P) DENOTES PLAN 12R-1894  
(P1) DENOTES PLAN 12R-9781  
(P2) DENOTES PLAN 12R-11003  
(P3) DENOTES DEPOSIT PLAN 9718  
(P4) DENOTES TOPOGRAPHIC SURVEY (1744) MARCH 2, 2001, Plan File (C-1440)  
(FN) FIELD NOTES PER 1744, Dated August 14, 1997, Plan File C-1440  
(1744) DENOTES VERHAEGEN STUBBS/HELD HARTLEY BREWER BEAIRE INC., O.L.S.  
(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO  
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.

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

ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17)  
OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) INDUSTRIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN



APRIL, 2018  
Project No. 17-5068

37-T-17003

## OWNER'S CERTIFICATE

I CERTIFY THAT:

I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: April 23, 2018

SIGNED

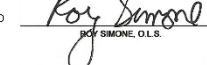
  
JOE SANTAROSSA  
1061160 ONTARIO INC.

## 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: April 23, 2018

SIGNED

  
ROY SIMONS, O.L.S.