KNOWN AS SECOND STREET
(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 SOUTH OF THE EGREMONT ROAD)
P.I.N. 09616-0098 (WIDTH VARIES)

CENTRELINE OF ROAD ALLOWANCE

CENTRELINE OF ROAD ALLOWANCE

STREET LINE

STREET LINE

P.I.N. LIMIT

N89°45'14"W 10.058 (SET) 15.000

N89°45'14"W 210.586

N89°45'14"W 210.621

N89°45'14"W 210.623

0.300 4.942

4.942 0.300

496.175

121.920

BLOCK 6
(0.300 RESERVE)

BLOCK 5
(STREET WIDENING)

20.117

09615 - 0970

P. I. N.

BLOCK 1

PART 1, PLAN 33R-21525

105.000

116.678

P.I.N. LIMIT

PART 1
PLAN 33R-6710
P.I.N. 09615-0559

RESIDENTIAL (R3)

P.I.N. LIMIT

PART 2
PLAN 33R-6710
P.I.N. 09615-0560

FUTURE DEVELOPMENT (FD)

P.I.N. LIMIT

N00°01'28"W

N89°45'14"W 159.748

R=70.000
A=31.137
C=30.861
N77°00'40"W

R=50.000
A=22.276
C=22.092
N77°01'55"W

N89°47'41"W

P.I.N. LIMIT

91.311

20.000

STREET "A"

N89°45'14"W 159.795

R=50.000
A=22.241
C=22.058
N77°00'40"W

R=70.000
A=31.187
C=30.929
N77°01'55"W

N89°47'41"W 21.275

38.000

91.275

32.000

20.000

246.847

BLOCK 8

12.000

N00°18'31"E 12.000

32.022
N89°47'41"W

141.847

PART 1
PLAN 33R-865
P.I.N. 09615-0561

RESIDENTIAL (R1)

FUTURE DEVELOPMENT (FD)

PART 1
PLAN 33R-4652

ROAD ALLOWANCE BETWEEN LOTS 24 AND 25
(NOT TRAVELLED) (20.117 WIDE)
P.I.N. 09615-0562

153.675

BLOCK 2

P. I. N.

PART 1, PLAN 33R-21525

09615 - 0970

BLOCK 3

129.847

P.I.N. LIMIT

N00°18'31"E

232.958

N89°47'41"W

70.000

302.958

THORNE DRIVE

20.000

20.000

P.I.N. LIMIT

N89°47'41"W

232.866

302.983

38.117

32.000

TEMPORARY
TURNING CIRCLE

12.000

12.000

32.000

65.000

BLOCK 4
(SWM POND)
OPEN SPACE

53.000

N00°18'31"E

N00°12'19"E

N89°47'41"W 70.000

15.00

EASEMENT

35.139

172.258

LOT 24 CONCESSION SOUTH OF THE EGREMONT ROAD)
(GEOGRAPHIC TOWNSHIP OF ADELAIDE)

LOT 25

50.00

FUTURE DEVELOPMENT (FD)

PART 1, PLAN 33R-21525

N89°37'13"W 35.000

N00°22'47"E 20.000

BLOCK 7
PUMPING STATION

20.000 N00°22'47"E

N89°37'13"W 35.000

20.117

50m BUFFER LIMIT

120m BUFFER LIMIT

103.062

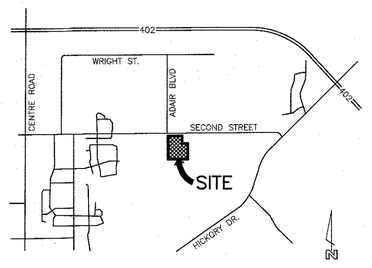
135.184

50

120

50

TOP OF BANK




KEY PLAN – NOT TO SCALE

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20___, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 FOR THE *PLANNING ACT* THIS _____ DAY OF _____, 20___

# DRAFT PLAN OF SUBDIVISION

OF PART OF

## LOT 25, CONCESSION 3

SOUTH OF THE EGREMONT ROAD

(GEOGRAPHIC TOWNSHIP OF ADELAIDE)

IN THE

MUNICIPALITY OF STRATHROY-CARADOC

COUNTY OF MIDDLESEX

SCALE 1:750

0 3 6 9 12 15 30 45 METRES

609

MTE OLS LTD.
ONTARIO LAND SURVEYORS

### METRIC:

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

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

A) AS SHOWN
B) AS SHOWN
C) AS SHOWN
D) SINGLE FAMILY RESIDENTIAL
E) AS SHOWN
F) AS SHOWN
G) AS SHOWN
H) PIPED WATER TO BE PROVIDED
I) CLAY LOAM SOIL
J) AS SHOWN
K) STORM AND SANITARY SEWERS, GAS & HYDRO TO BE PROVIDED
L) AS SHOWN ON PLAN

### SITE DATA

| | |
|---|---|
| TOTAL SITE AREA | – 8.607 Ha. |
| AREA OF STREETS | – 1.215 Ha. |
| BLOCKS 1, 2, 3, 8 (MEDIUM DENSITY RESIDENTIAL) | – 6.757 Ha. |
| BLOCK 4 (SWM) | – 0.455 Ha. |
| BLOCK 5 (ROAD WIDENING) | – 0.104 Ha. |
| BLOCK 6 (0.300 RESERVE) | – 0.006 Ha. |
| BLOCK 7 (PUMPING STATION) | – 0.070 Ha. |

### OWNER'S CERTIFICATE:

I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY OF STRATHROY-CARADOC.

NOVEMBER 23, 2023
DATE

EMIL PATTYN
NORTHGROVE MEADOWS INC.

### SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

NOVEMBER 23, 2023
DATE

JEREMY C.E. MATTHEWS
ONTARIO LAND SURVEYOR


MTE ONTARIO LAND SURVEYORS LTD.
123 ST. GEORGE STREET
LONDON, ONTARIO, N6A 3A1
TEL: 519-204-6510


| | | |
|---|---|---|
| Surveyed By : | Checked By : JCEM | File No : 45927-202 |
| Drawn By : DL | Date : NOV 21 2023 | Cad File: 45927-202_D1.dwg |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