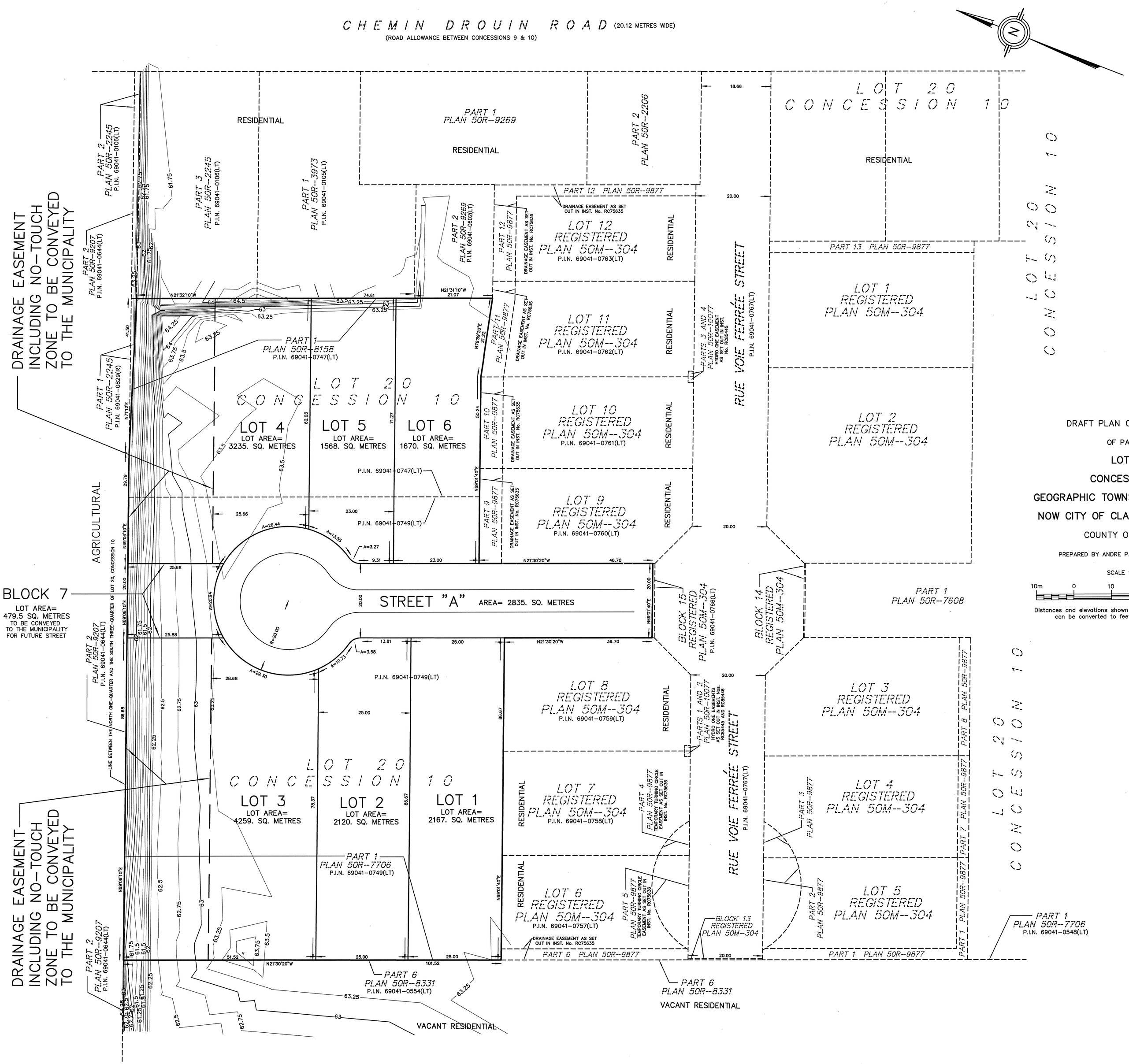

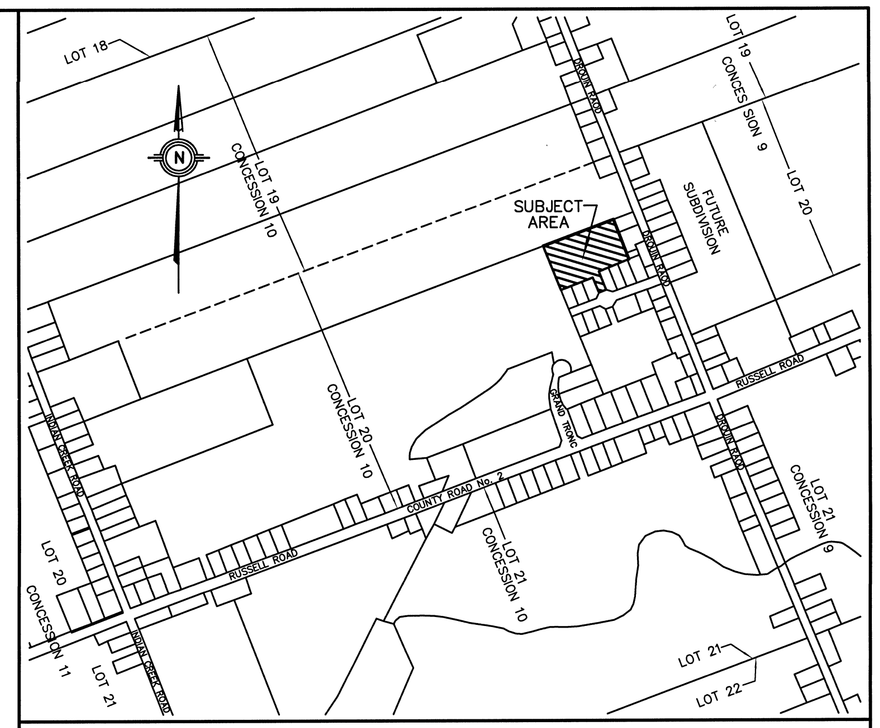

KEY PLAN

DRAFT PLAN OF SUBDIVISION

OF PART OF

LOT 20

CONCESSION 10

GEOGRAPHIC TOWNSHIP OF CLARENCE

NOW CITY OF CLARENCE–ROCKLAND

COUNTY OF RUSSELL

PREPARED BY ANDRE P. BARRETTE O.L.S., 2022

SCALE 1 : 500

10m 0 10 20 30 40m

Distances and elevations shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, R.S.O. 1990

(A) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED ARE CERTIFIED BY ANDRE P. BARRETTE, O.L.S., OF THE FIRM ARPENTAGES SCHULTZ BARRETTE SURVEYING, AS SHOWN HEREON.

(B) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED STREETS AND OF THE EXISTING ABUTTING STREETS ARE ILLUSTRATED HEREON.

(C) THE KEY PLAN ILLUSTRATES THAT THE APPLICANT DOES NOT OWN LANDS ADJACENT TO THE PROPOSED SUBDIVISION. IT ILLUSTRATES EXISTING SUBDIVISIONS AND PLANNING ACT CONSENTS IN THE VICINITY OF THE SUBJECT LANDS AND THE RELATIONSHIP OF THE SUBJECT LANDS WITH THE UNDERLYING LOT FABRIC OF THE GEOGRAPHIC TOWNSHIP OF CLARENCE.

(D) THE PURPOSE OF THIS PROPOSED DEVELOPMENT IS TO CREATE SIX RESIDENTIAL LOTS FOR SINGLE-FAMILY HOUSING (LOTS 1 TO 6, BOTH INCLUSIVE), AND BLOCK 7 FOR A FUTURE ACCESS TO THE NORTHERLY ADJACENT LAND.

(E) THE EXISTING USES OF ALL ADJOINING LANDS ARE SHOWN HEREON.

(F) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN HEREON.

(G) NATURAL AND ARTIFICIAL FEATURES ARE ILLUSTRATED HEREON.

(H) MUNICIPAL WATER WILL BE USED FOR DOMESTIC WATER SUPPLY.

(I) IN GENERAL, THE UPPER OVERBURDEN MATERIALS AT THE SITE CONSIST OF FILL AND/OR TOPSOIL FOLLOWED BY A RELATIVELY THIN LAYER OF FINE TO MEDIUM SAND TO SILTY SAND, THEN AN EXTENSIVE DEPOSIT OF MASSIVE SILTY CLAY.

(J) CONTOUR LINES SHOWN HEREON ARE DERIVED FROM A PRELIMINARY DRAFT PLAN OF SUBDIVISION PREPARED BY ARPENTAGE DUTRISAC SURVEYING INC. AND HAVE NOT BEEN VERIFIED BY A SURVEY.

(K) ON-SITE PRIVATE SEPTIC SEWAGE DISPOSAL SYSTEMS WILL BE USED TO DISPOSE OF SANITARY FLOW FROM EACH DWELLING. STORM SEWERS, SWALES AND DITCHES WILL BE USED TO MANAGE THE STORMWATER. TELEPHONE, CABLE VISION AND ELECTRICITY WILL BE CONNECTED TO EXISTING SERVICES ON NEIGHBOURING STREETS.

(L) THERE ARE NO EXISTING RESTRICTIVE COVENANTS OR EASEMENTS AFFECTING THE LANDS TO BE SUBDIVIDED.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

(1) SERGE MAINVILLE IS THE REGISTERED OWNER OF THE SUBJECT LAND AS DESCRIBED IN P.I.N. 69041-0747(LT) AND P.I.N. 69041-0749(LT) IN THE LAND TITLES DIVISION OF THE LAND REGISTRY OFFICE FOR THE COUNTY OF RUSSELL.

(2) THIS PLAN WAS PREPARED IN ACCORDANCE WITH MY INSTRUCTIONS.

JULY 4, 2022 "SERGE MAINVILLE"

SERGE MAINVILLE

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

JULY 4, 2022

ANDRE P. BARRETTE
ONTARIO LAND SURVEYOR

Arpentages SCHULTZ BARRETTE Surveying
Ontario Land Surveyors
Hawkesbury, Ontario,
Tel: 613-632-7611 Fax: 613-632-2897

Job No. 16082(3) | Ref. No. Con. 10-8