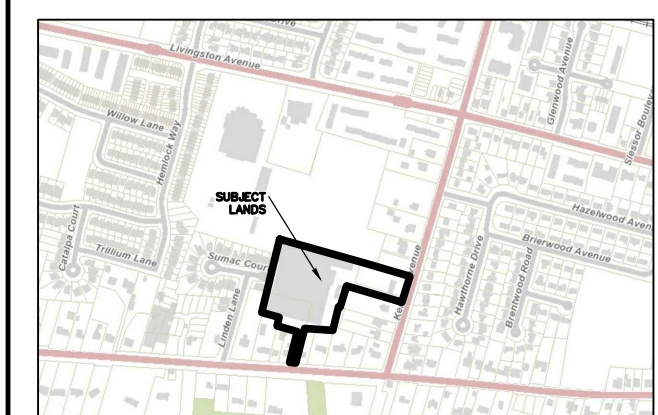


DRAFT PLAN OF SUBDIVISION EVERGREEN ESTATES

PART OF LOT 13, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF NORTH
GRIMSBY, NOW IN THE TOWN OF
GRIMSBY, REGIONAL MUNICIPALITY OF
NIAGARA

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This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than that authorized by IBI Group is forbidden. Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.
IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

KEY MAP - N.T.S.



INFORMATION REQUIRED

- UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED
- (a) - AS SHOWN
 - (b) - AS SHOWN
 - (c) - AS SHOWN
 - (d) - AS LISTED BELOW
 - (e) - AS SHOWN
 - (f) - AS SHOWN
 - (g) - AS SHOWN
 - (h) - MUNICIPAL WATER
 - (i) - CLAY LOAM
 - (j) - AS SHOWN
 - (k) - MUNICIPAL SANITARY AND STORM SEWERS
 - (l) - AS SHOWN

SURVEYOR'S CERTIFICATE

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

SIGNED _____
DASHA PAGE, O.L.S.
J.D. BARNES LIMITED
DATE _____

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED _____
JIM TARBUIT
2004604 ONTARIO INC.
DATE _____

SOURCE:
TOPOGRAPHIC SURVEY INFORMATION OBTAINED J.D. BARNES LIMITED, DWG NO. 19-16-414-00, DATED DECEMBER 24, 2019.

#	DATE	DESCRIPTION
2	2022-08-16	MIR SECOND DRAFT PLAN SUBMISSION
1	2022-08-09	JM FIRST DRAFT PLAN SUBMISSION

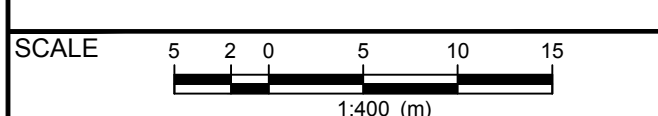
DRAWING ISSUE RECORD



APPROVALS

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ibigroup.com

BENCHMARK
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS. UTM ZONE 17, NAD83 (CSRS) (2010.0)



PROJECT NO:
123578

DRAWN BY: J.MARCUS	CHECKED BY: T.TUCKER
PROJECT MGR: J.MARCUS	APPROVED BY: J.ARIENS

SHEET TITLE
DRAFT PLAN OF SUBDIVISION

26 T 16-2102

SHEET NUMBER	ISSUE
DPS1.0	2

LAND USE SCHEDULE			
BLOCKS/LOTS	DESCRIPTION	AREA (ha)	# UNITS
LOTS 1 & 16	SINGLE DETACHED	0.250	2
LOTS 2-15, 17-44	SEMI-DETACHED	1.321	42
BLOCK 45	COMMON ELEMENT	0.965	0
STREET A	ROW EXTENSION	0.124	0
TOTAL		2.256	44

File Location: \\1123578_9_Kerman_Ave17_0_Production\05_Design\17_Planning\heavy\123578SP-2022-07-26.dwg Last Saved: August 16, 2022, 4:29:25 PM by J. Marcus