



OFFERING PACKAGE

Timbercreek Estates

Unique Home Sites

For more information, please contact:

Gord Meuser

519-324-1980

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timbercreekestates.ca

Timbercreek Estates is comprised of 75 lots on 50 acres in the Town of Kingsville. This unique development offers large single family lots close to amenities and tucked away beside a Provincially designated, protected ravine leading to Lake Erie. This protected Valleyland borders the eastern side of the entire development. Existing lake front and lake view residential uses are to the south and west. To the north are the Chrysler Canada Greenway and the Pelee Island Winery. The Greenway is a well maintained multi-use trail for walking or biking to Windsor or to Colasanti's in Ruthven with links to a County wide biking network. Shopping is a short walk away via the Greenway or the sidewalks available on both sides of all streets within Timbercreek. Pelee Island Winery's warehouse serves as a buffer from traffic noise as well as the operations of the Winery itself. The entire roof of the new warehouse structure is covered with solar collectors and tied to the electrical grid.

The centerpiece of Timbercreek is a storm water management pond. This community accessible facility includes a pedestrian path around the perimeter that leads to an acre of parkland. Since being created in 2012, the landscaped pond area has attracted various birds and frogs, cattails and dragonflies. The trees planted on the rolling ground will be a source for shade when taking a break from the walk. This past winter the neighbours cleared the big pond for a skating rink. The shinny teams will only get bigger.

Rich in history and Victorian era architecture. Kingsville is nestled along the north shore of Lake Erie and enjoys an ideal growing climate for a diverse agricultural economy. With great schools, cultural, recreational and medical facilities, it is the perfect community to raise a family, or enjoy retirement. Ranging from physical activities, such as organized sports, walking, hiking, biking, golf, curling, boating, beach, parks and lakefront activities, to great shopping, Kingsville has a lot offer. You can enjoy exceptional restaurants and wineries throughout the area, as well as the fresh taste of summer from the many roadside stands. Kingsville is also the launching point for adventures to Pelee Island and Sandusky, Ohio via a regular ferry service shared with Leamington.

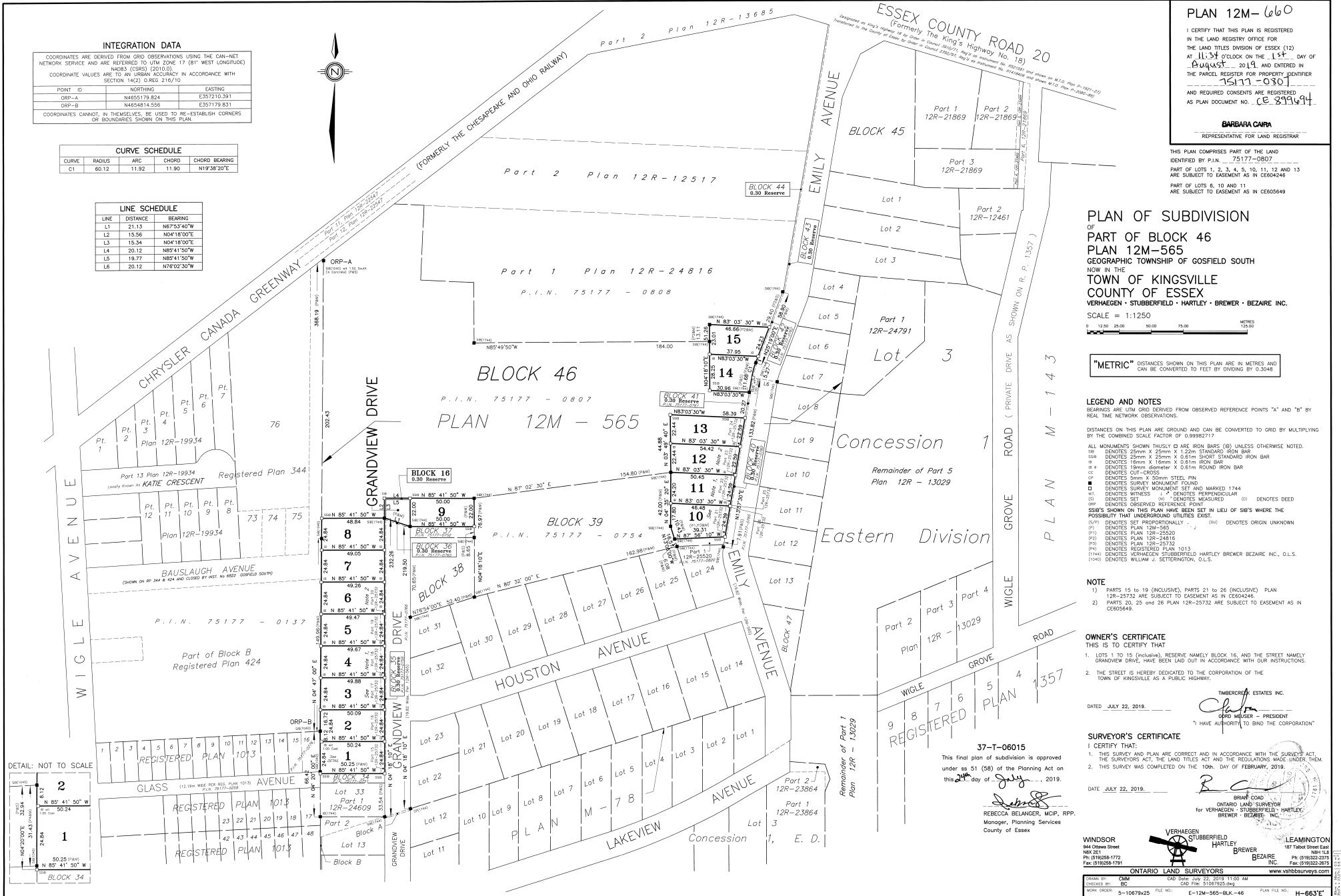
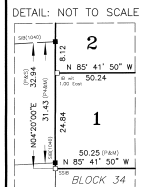
Simply put, Timbercreek in Kingsville has it all.



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) OREG 216/10			
POINT ID	NORTHING	EASTING	
ORP-A	N4855179.824	E357210.391	
ORP-B	N4854814.556	E357179.831	
COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	60.12	11.92	11.90	N19°36'50"E

LINE SCHEDULE		
LINE	DISTANCE	BEARING
L1	21.13	N67°53'40"W
L2	15.56	N04°18'00"E
L3	15.34	N04°18'00"E
L4	20.12	N85°41'50"W
L5	19.77	N85°41'50"W
L6	20.12	N76°02'30"W



PLAN 12M-660

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ESSEX (12) AT 11:34 O'CLOCK ON THE 1st DAY OF AUGUST 2019 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 75177-0301 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. CE 399494

BARBARA CAPRA
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPREHENDS PART OF THE LAND IDENTIFIED BY P.L.N. 75177-0807 PART OF LOTS 1, 2, 3, 4, 5, 10, 11, 12 AND 13 ARE SUBJECT TO EASEMENT AS IN CER04246 PART OF LOTS 6, 10 AND 11 ARE SUBJECT TO EASEMENT AS IN CER05649

PLAN OF SUBDIVISION
OF
PART OF BLOCK 46
PLAN 12M-565
GEOGRAPHIC TOWNSHIP OF GOSFIELD SOUTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.
SCALE = 1:1250

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

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 0.99998717

ALL MONUMENTS SHOWN THUSLY (C) ARE IRON BARS (B) UNLESS OTHERWISE NOTED.

58 DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR

59 DENOTES 25mm x 25mm x 0.61m SHORT STANDARD IRON BAR

60 DENOTES 16mm x 16mm x 0.61m IRON BAR

61 DENOTES 19mm diameter x 0.61m ROUND IRON BAR

62 DENOTES CUT-CROSS

63 DENOTES 5mm x 5mm STEEL PIN

64 DENOTES SURVEY MONUMENT FOUND

65 DENOTES SURVEY MONUMENT SET AND MARKED 1744

66 DENOTES WITNESS 1/4 DENOTES PERPENDICULAR

67 DENOTES SET 1/4 DENOTES MEASURED 1/4 DENOTES DEED

68 DENOTES OBSERVED REFERENCE POINT

69 DENOTES SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF 58'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

70 DENOTES SET PROPORTIONALLY

71 DENOTES PLAN 12M-565

72 DENOTES PLAN 12M-2550

73 DENOTES PLAN 12M-2486

74 DENOTES PLAN 12M-2550

75 DENOTES REGISTERED PLAN 1013

76 DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.

77 DENOTES WILLIAM J. SETTERINGTON, O.L.S.

NOTE

1) PARTS 15 TO 19 (INCLUSIVE), PARTS 21 TO 26 (INCLUSIVE) PLAN 12M-25732 ARE SUBJECT TO EASEMENT AS IN CER04246

2) PARTS 20, 25 AND 26 PLAN 12M-25732 ARE SUBJECT TO EASEMENT AS IN CER05649

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT

1. LOTS 1 TO 15 (INCLUSIVE), RESERVE NAMED BLOCK 16, AND THE STREET NAMED GRANDVIEW DRIVE HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF KINGSVILLE AS A PUBLIC HIGHWAY.

DATED JULY 22, 2019.

Timberlake Estates Inc.
GRD MEUSER - PRESIDENT
"I HAVE AUTHORITY TO SIGN THE CORPORATION"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF FEBRUARY, 2019.

DATED JULY 22, 2019.

Rebecca Belanger, M.C.P., R.P.P.
Manager, Planning Services
County of Essex

WINDSOR 844 Ottawa Street N9B 2E1
Ph: (519) 256-1172 Fax: (519) 256-1191

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC. 187 Talbot Street East N9B 1L6
Ph: (519) 322-2375 Fax: (519) 322-2875

ONTARIO LAND SURVEYORS www.vshhsurveys.com

Drawn by: CMM CAD Date: July 22, 2019 11:50 AM
Checked by: RB CAD Date: 11/22/2019
WORK ORDER: S-1087925 FILE NO: E-12M-565-BLK-46 PLAN FILE NO: H-663'E

Timbercreek Estates - 2019

Phase-1 Home Site Price List (excluding H.S.T.)

<u>Lot #</u>	<u>Street</u>	<u>Width (ft)</u>	<u>Depth (ft)</u>	<u>Depth (ft)</u>	<u>Price</u>
1	Emily Avenue				Sold
2	Emily Avenue				Sold
3	Emily Avenue				Sold
4	Emily Avenue				Sold
5	Emily Avenue				Sold
6	Emily Avenue				Sold
7	Emily Avenue				Sold
8	Emily Avenue				Sold
9	Emily Avenue				Sold
10	Emily Avenue				Sold
11	Emily Avenue				Sold
12	Emily Avenue				Sold
13	Emily Avenue				Sold
14	Houston Avenue				Sold
15	Houston Avenue				Sold
16	Houston Avenue				Sold
17	Houston Avenue				Sold
18	Houston Avenue				Sold
19	Houston Avenue				Sold
20	Houston Avenue				Sold
21	Houston Avenue				Sold
22	Grandview Avenue				Sold
23	Grandview Avenue				Sold
24	Houston Avenue				Sold
25	Houston Avenue				Sold
26	Houston Avenue				Sold
27	Houston Avenue				Sold
28	Houston Avenue				Sold
29	Houston Avenue				Sold
30	Houston Avenue				Sold
31	Grandview Avenue				Sold
32	Grandview Avenue				Sold
33	Grandview Avenue				Sold



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Timbercreek Estates - 2020

Phase-2 Home Site Price List (excluding H.S.T.)

Plan 12M-660

<u>Lot #</u>	<u>Street</u>	<u>Width (ft)</u>	<u>Depth (ft)</u>	<u>Depth (ft)</u>	<u>Price</u>
1	Grandview Avenue				Sold
2	Grandview Avenue				Sold
3	Grandview Avenue				Sold
4	Grandview Avenue				Sold
5	Grandview Avenue				Sold
6	Grandview Avenue				Sold
7	Grandview Avenue				Sold
8	Grandview Avenue				Sold
9	Grandview Avenue				Sold
10	Emily Avenue				Sold
11	Emily Avenue				Sold
12	Emily Avenue				Sold
13	Emily Avenue				Sold
14	Emily Avenue				Sold
15	Emily Avenue				Sold



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