



OFFERING PACKAGE

Timbercreek Estates

Unique Home Sites

For more information, please contact:

Gord Meuser

519-324-1980

gmeuser@gordmeuserdesign.com

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) O-REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4655179.824	E357210.391
ORP-B	N4654814.556	E357179.831

COORDINATES CANNOT, IN THEMSELVES, 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°36'30"E

LINE SCHEDULE

LINE	DISTANCE	BEARING
L1	21.13	N67°53'40"W
L2	15.96	N04°18'00"E
L3	19.34	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 CAIPA
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES PART OF THE LAND IDENTIFIED BY PLAN 75177-0807 PART OF LOTS 1, 2, 3, 4, 5, 10, 11, 12 AND 13 ARE SUBJECT TO EASEMENT AS IN CE604246 PART OF LOTS 8, 10 AND 11 ARE SUBJECT TO EASEMENT AS IN CE605649

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 • BEZARE INC.

SCALE = 1:1250

0 12.50 25.00 50.00 75.00 100.00 METRES

"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 (Ø) 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
6 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 50mm 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 68 DENOTES DEED 69 DENOTES OBSERVED REFERENCE POINT
SBS'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SBS'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

(U1) DENOTES SET PROPORTIONALLY (U2) DENOTES ORIGIN UNKNOWN
(P1) DENOTES PLAN 12M-565 (P2) DENOTES PLAN 12M-2530 (P3) DENOTES PLAN 12R-24816 (P4) DENOTES REGISTERED PLAN 1013 (P44) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S. (P46) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

NOTE

- PARTS 15 TO 19 (INCLUSIVE), PARTS 21 TO 26 (INCLUSIVE) PLAN 12R-25732 ARE SUBJECT TO EASEMENT AS IN CE604246
- PARTS 20, 25 AND 26 PLAN 12R-25732 ARE SUBJECT TO EASEMENT AS IN CE605649

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT

- LOTS 1 TO 15 (INCLUSIVE), RESERVE NAMED BLOCK 16, AND THE STREET NAMED GRANDVIEW DRIVE, HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
- THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF KINGSVILLE AS A PUBLIC HIGHWAY.

DATED JULY 22, 2019.

THIBERGEAU ESTATES INC.
GRD MEUSER - PRESIDENT
I HAVE AUTHORITY TO SIGN THE CORPORATION"

SURVEYOR'S CERTIFICATE
I CERTIFY THAT

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 10th DAY OF FEBRUARY, 2019.

DATED JULY 22, 2019.

BRUN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC.

37-T-06015

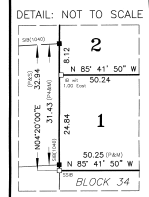
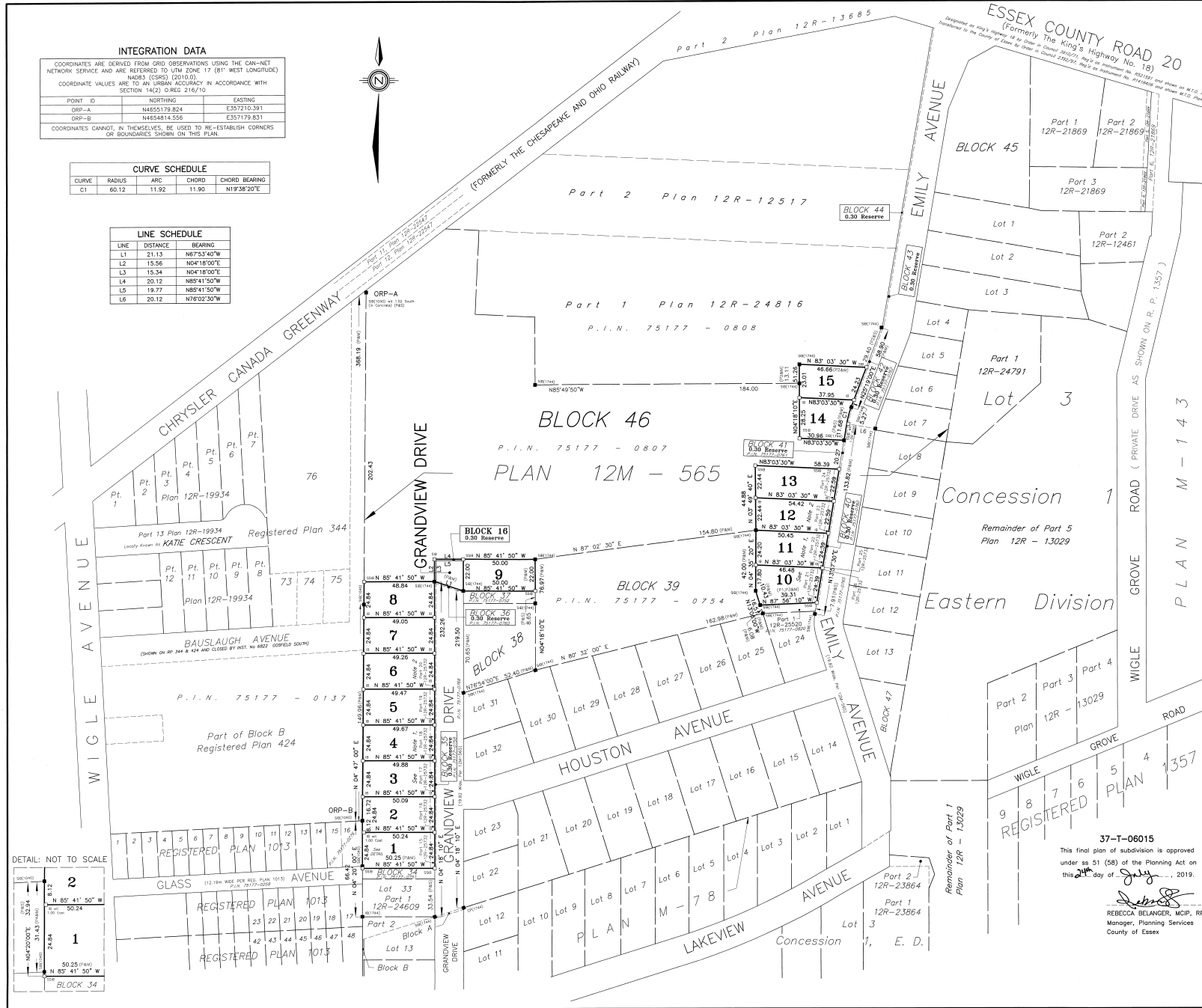
This final plan of subdivision is approved under ss 51 (58) of the Planning Act on this 24th day of July, 2019.

REBECCA BELANDER, MCIP, RPP,
Manager, Planning Services
County of Essex

WINDSOR VERHAEGEN STUBBERFIELD LEAMINGTON
844 Ottawa Street 1807 Talbot Street East
N6B 2E1 18B 1E4
Ph: 519-256-1772 Fax: 519-332-2375
Fax: 519-256-1751 INC. Fax: 519-332-2878

ONTARIO LAND SURVEYORS www.whbsurveys.com

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



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	81.5'	164.83'	164.86'	\$160,000.00
2	Grandview Avenue	81.5'	164.34'	164.83'	\$160,000.00
3	Grandview Avenue	81.5'	163.64'	164.34'	\$160,000.00
4	Grandview Avenue	81.5'	162.96'	163.64'	\$160,000.00
5	Grandview Avenue	81.5'	162.3'	162.96'	\$175,000.00
6	Grandview Avenue	81.5'	161.6'	162.3'	\$175,000.00
7	Grandview Avenue	81.5'	160.925'	161.6'	\$175,000.00
8	Grandview Avenue	81.5'	160.236'	160.925'	\$175,000.00
9	Grandview Avenue	72.18'	164.042'	164.042'	\$185,000.00
10	Emily Avenue	79.99'	152.49'	128.97'	\$190,000.00
11	Emily Avenue	79.99'	165.52'	152.49'	\$190,000.00
12	Emily Avenue	74.11'	178.54'	165.52'	\$170,000.00
13	Emily Avenue	74.11'	191.568'	178.54'	\$160,000.00
14	Emily Avenue	94.72'	124.54'	101.57'	\$140,000.00
15	Emily Avenue	79.49'	153.084'	124.54'	\$140,000.00



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