PARTS SCHEDULE – LAND TITLES					PARTS SCHEDULE – REGISTRY				
PART	LOT	CON	P.I.N.	AREA (Sq.m.)	PART	LOT	CON	P.I.N.	AREA (Sq.m.)
1	PART OF LOT 72	CONCESSION 1	ALL OF 01206–0266	439.8	3	PART OF LOT 72	CONCESSION 1	ALL OF 01206–0431	279.8
2				439.6	4				279.7

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT AND THE REGISTRY ACT.

DATE _____

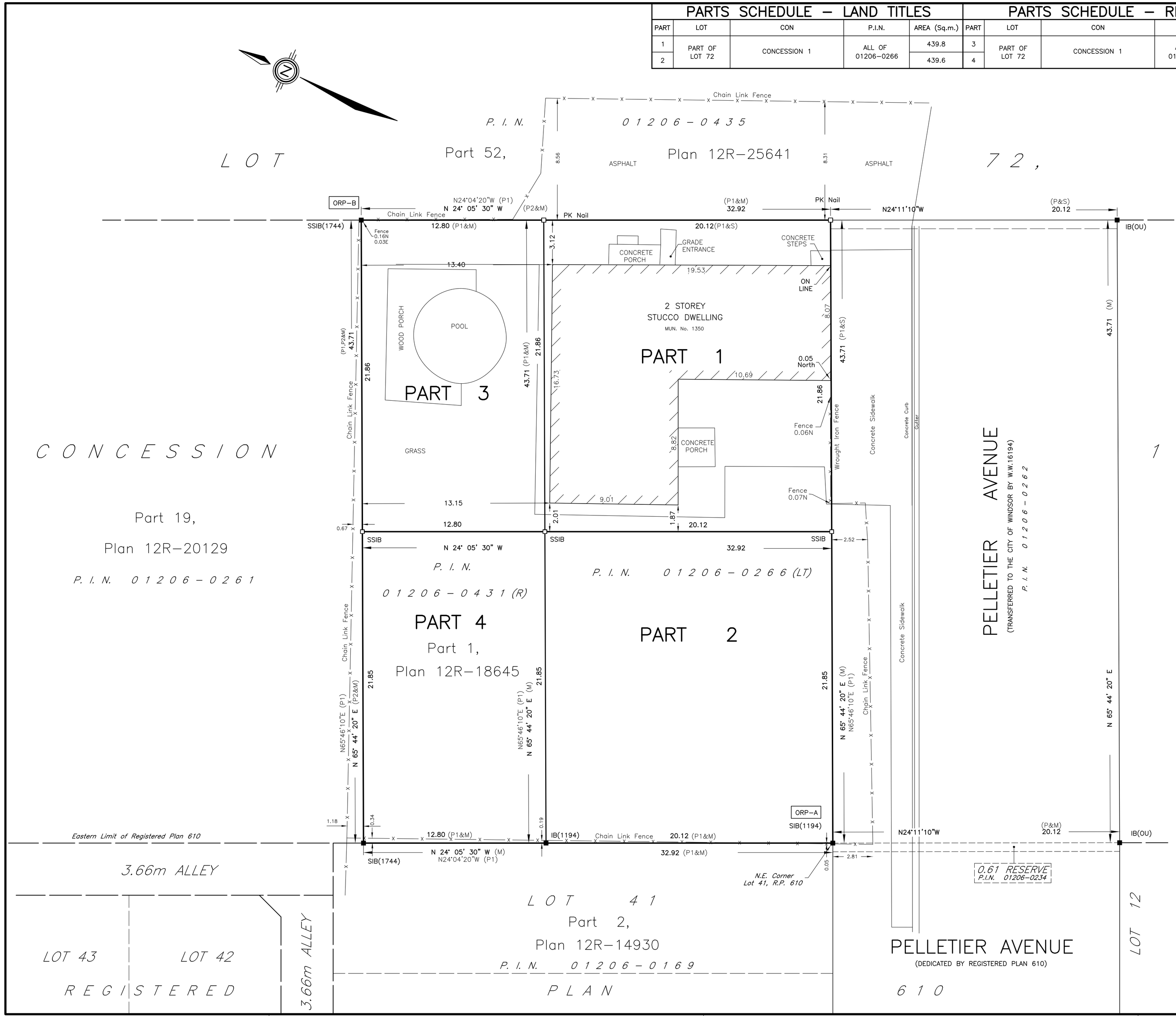
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

PLAN 12R–
RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR LAND REGISTRAR FOR THE REGISTRY DIVISION OF ESSEX (12)

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)



PLAN OF SURVEY
OF
PART OF LOT 72, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SANDWICH
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS

SCALE = 1:150

0 1.50 3.00 6.00 9.00 METRES 15.00

"METRIC" DISTANCES AND COORDINATES 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 AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999926.

A CLOCKWISE ROTATION OF 1°00'50" WAS APPLIED TO THE BEARINGS ON PLAN 12R–18645 TO ALLOW FOR COMPARISON.

■	DENOTES	SURVEY MONUMENT FOUND	M	DENOTES	MEASURED
□	DENOTES	SURVEY MONUMENT SET	S	DENOTES	SET
SIB	DENOTES	STANDARD IRON BAR	⊥	DENOTES	PERPENDICULAR
SSIB	DENOTES	SHORT STANDARD IRON BAR	D	DENOTES	DEED
IB	DENOTES	IRON BAR	OU	DENOTES	ORIGIN UNKNOWN
PB	DENOTES	PLASTIC BAR	ORP	DENOTES	OBSERVED REFERENCE POINT
WIT	DENOTES	WITNESS			

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

(P)	DENOTES	REGISTERED PLAN 610			
(P1)	DENOTES	PLAN 12R–18645	(P2)	DENOTES	PLAN 12R–25641
(JDB)	DENOTES	J.D. BARNES LIMITED			
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS			
(1194)	DENOTES	JOHN B. SMEETON INC., O.L.S.			

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	4684923.90	331369.70
ORP–B	4684971.94	331396.09

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 54.82m (GROUND), N28°47'20"E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE **29th** DAY OF **MARCH, 2022.**

DATE **APRIL 25, 2022**

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2188455.

VERHAEGEN LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
SURVEYING MAPPING GIS
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
A.J.M.	A.S.M.	22–47–099–00
FILE: 22–47–099–00.dwg	E–WIND–1–72	CAD Date: April 27, 2022 8:54 AM CAD File: 22–47–099–00.dwg