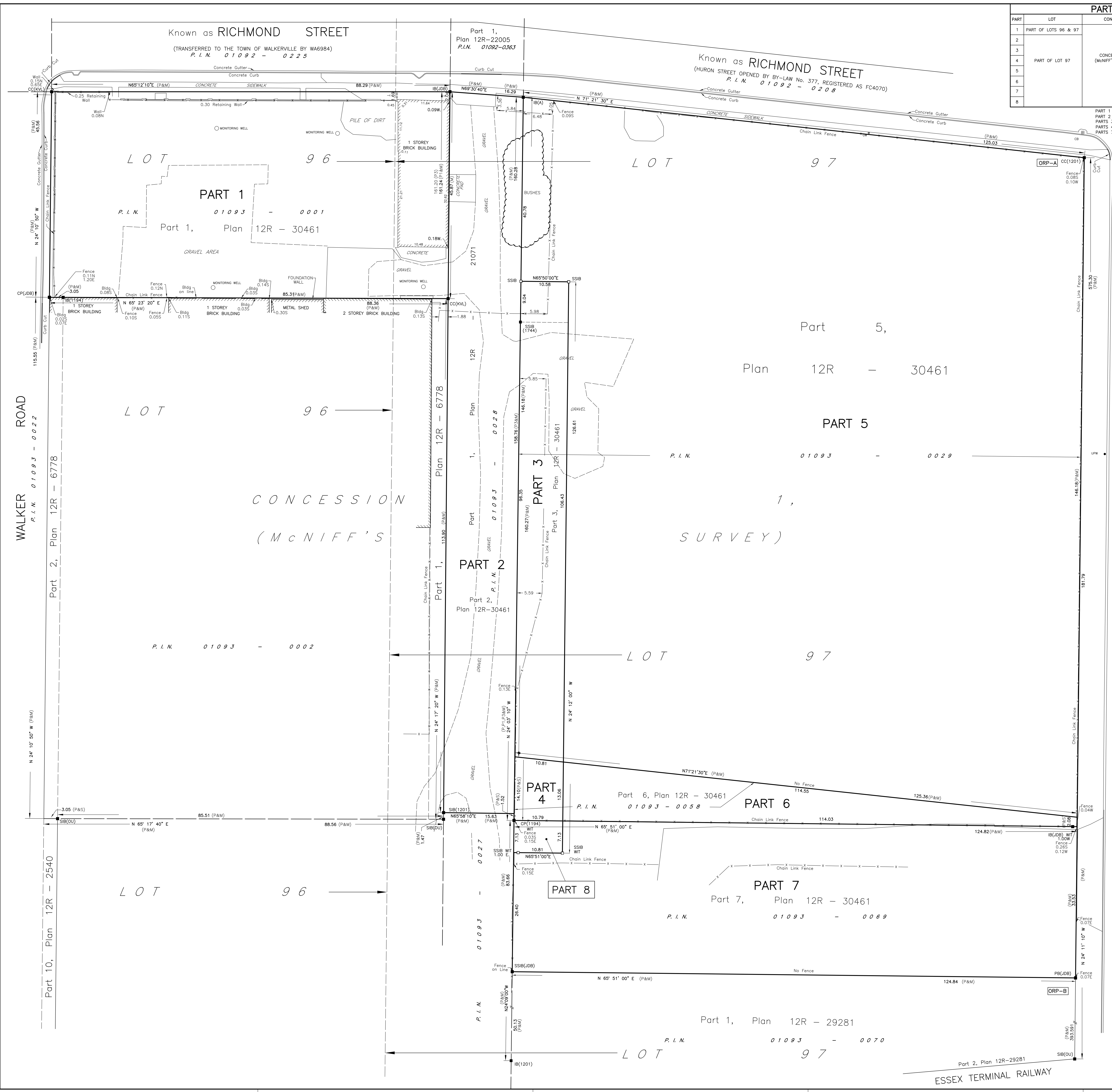
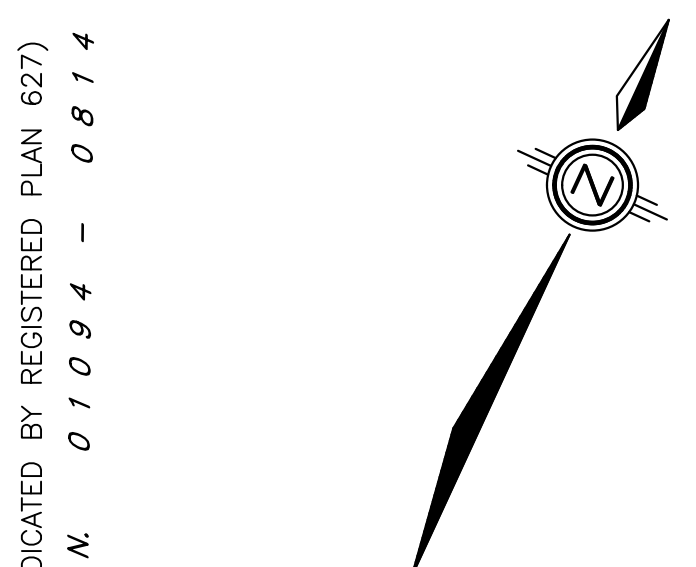




PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.m)
1	PART OF LOTS 96 & 97	CONCESSION 1 (McNIFF'S SURVEY)	ALL OF 01093-0001	4037.0
2			ALL OF 01093-0028	2537.0
3			PART OF 01093-0029	1131.4
4			PART OF 01093-0058	146.6
5			PART OF 01093-0029	17085.0
6			PART OF 01093-0058	862.2
7			ALL OF 01093-0069	4109.0
8				77.0

PART 1 COMPRISES ALL OF PIN 01093-0001.
PART 2 COMPRISES ALL OF PIN 01093-0028.
PART 3 AND 5 COMPRISES ALL OF PIN 01093-0029.
PARTS 4 AND 6 COMPRISES ALL OF PIN 01093-0058.
PARTS 7 AND 8 COMPRISE ALL OF PIN 01093-0069.

PLAN 12R-30480
Received and deposited
July 14th, 2026
Nadia Fortunato
Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)



PLAN OF SURVEY
OF
PART OF LOTS 96 and 97,
CONCESSION 1, (McNIFF'S SURVEY)
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:300
0 3.00 6.00 12.00 18.00 METRES
30.00
THE INTENDED PLOT SIZE OF THIS PLAN IS 1020mm IN WIDTH BY 832mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:300

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

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	N4687121.92	E335029.07
ORP-B	N4686597.17	E335264.78
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISON, A ROTATION OF 01°13'30" CLOCKWISE WAS APPLIED TO
(P1) AND (P3) TO CONVERT TO GRID BEARING.
FOR BEARING COMPARISON, A ROTATION OF 01°13'40" CLOCKWISE WAS APPLIED TO
(P2) TO CONVERT TO GRID BEARING.

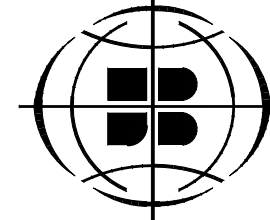
NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B'
BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17
(81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999912.
ALL SET SSB 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.

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSB	DENOTES STANDARD IRON BAR
SSB	DENOTES SHORT STANDARD IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
MEASURED	DENOTES MEASURED
S	DENOTES SET
D	DENOTES DEED
OU	DENOTES ORIGIN UNKNOWN
ORP	DENOTES OBSERVED REFERENCE POINT
(P)	DENOTES PLAN 12R-30461
(P1)	DENOTES PLAN OF SURVEY BY(1201) DATED OCT. 29, 2003. (PLAN FILE 100AT31)
(P2)	DENOTES PLAN 12R-6778 (P3) DENOTES PLAN 12R-21071
(P4)	DENOTES PLAN 12R-29281 (P5) DENOTES PLAN 12R-30300

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 7th DAY OF JULY, 2026.

DATE JULY 8, 2026
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-133286.



VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON N9X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: B.J.	CHECKED BY: A.S.M.	REFERENCE NO.: 22-47-276-02
CAD File: 22-47-276-02B.dwg CAD Date: July 8, 2026 8:28 AM		File: E-WIND-1-97