

"IMPERIAL"

Distances & Coordinates shown on this plan are in Feet and can be converted to Metres by multiplying by 0.3048



PLAN OF SURVEY (to be read in conjunction with Report Summary)

INTEGRATION DATA

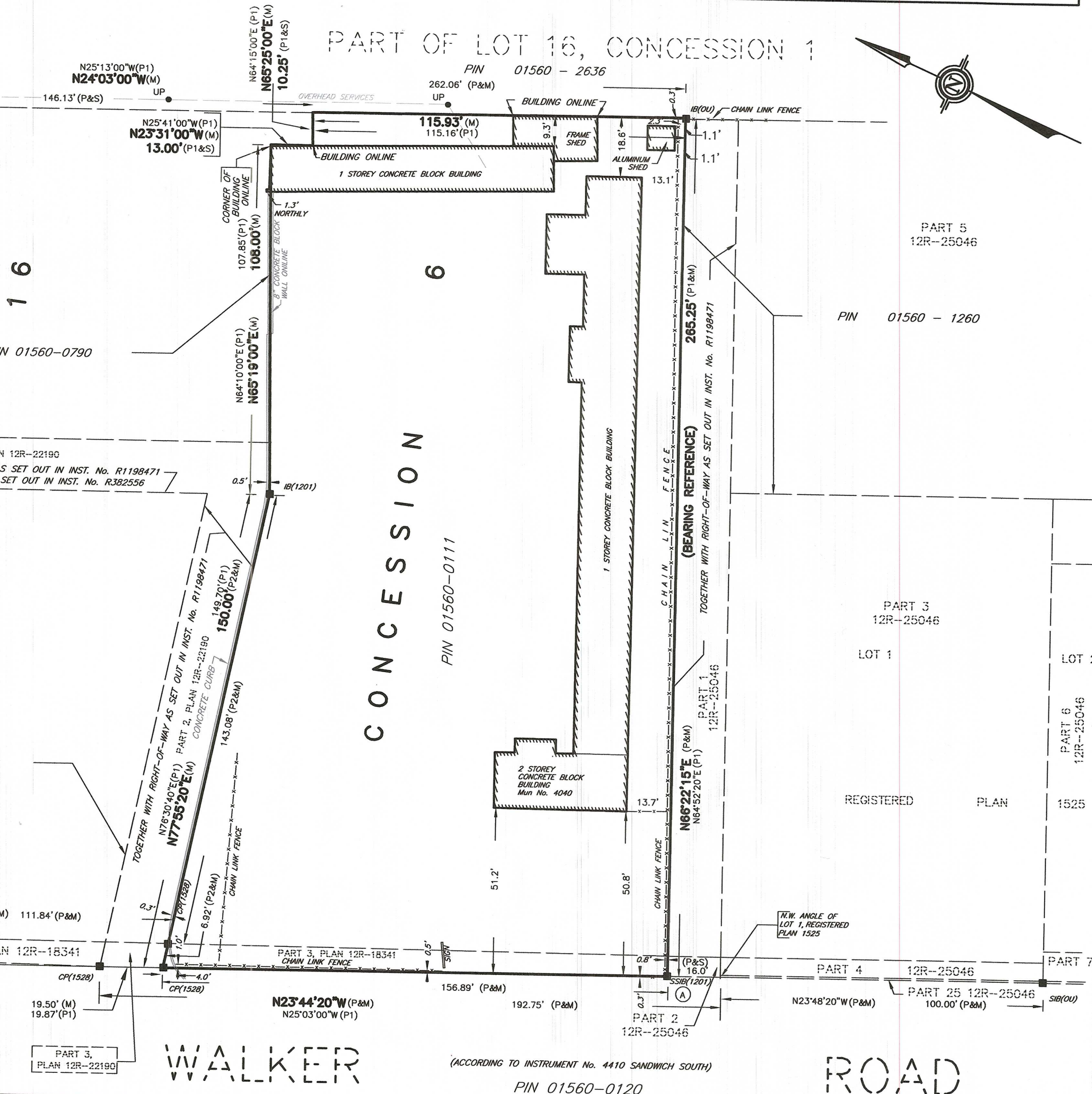
ALL COORDINATES ARE IN METRES AND ARE DERIVED FROM GPS OBSERVATIONS USING THE POWERNET NETWORK AND ARE REFERRED TO UTM ZONE 17, (81° WEST LONGITUDE) NAD83 (CSRS) COORDINATES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
(A)	15356832.50	1107721.49
(B)	1535698.83	1107964.54

CAUTION: COORDINATES CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNER OR BOUNDARIES SHOWN ON THIS PLAN

PART OF LOT 16, CONCESSION 1

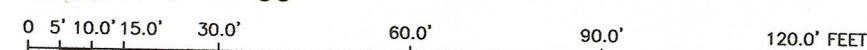
DIVISION
(FORMERLY THE KING'S HIGHWAY No. 2)
ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF SANDWICH EAST AND SANDWICH SOUTH
(TRANSFERRED TO THE CITY OF WINDSOR BY ORDER IN COUNCIL O/C 3089/86)



SURVEYOR'S REAL PROPERTY REPORT OF PART OF LOT 16 CONCESSION 6

BEING IN THE GEOGRAPHICAL TOWNSHIP OF SANDWICH EAST, NOW IN THE CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

SCALE : 1" = 30'



CLARKE SURVEYORS INCORPORATED - 2014 ©

MUNICIPAL ADDRESS KNOWN AS 4040 WALKER ROAD

REPORT SUMMARY (to be read in conjunction with Plan of Survey)

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
TOGETHER WITH RIGHT-OF-WAY AS SET OUT IN INSTRUMENT NUMBER R1198471

ADDITIONAL REMARKS:

- BUILDING TIES TAKEN TO CONCRETE BLOCK
- FENCES DO NOT FOLLOW THE NORTHERN, SOUTHERN & WESTERN LIMITS
- OVERHEAD SERVICES CROSSES THE EASTERN LIMITS
- BUILDING CROSSES THE NORTHERN LIMIT
- CONCRETE BLOCK WALL FOLLOWS THE NORTHERN LIMIT

NOTE

CLARKE SURVEYORS INCORPORATED grants LIGHTING BOUTIQUE INC. ["The Clients"], their solicitor and other related parties permission to use "Original Copies" of the Surveyor's Real Property Report in transactions involving "The Clients".

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 15 DAY OF AUGUST, 2014.

AUGUST 15, 2014
DATE

[Signature]
ROSS A. CLARKE
ONTARIO LAND SURVEYOR
For: CLARKE SURVEYORS INCORPORATED

CAUTION: "Original copies" approved by this office must bear the Ontario Land Surveyor's signature and seal.

BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS, OBSERVATION ON MONUMENTS (A) & (B) SHOWN HEREON HAVING A GRID BEARING OF N66°22'15"E, NAD83 (CSRS) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE)

DISTANCE NOTE

DISTANCE ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99969945

LEGEND

- | | | | |
|------|---|-------|---|
| □ | DENOTES SURVEY MONUMENT SET AND MARKED 1201 | (NTS) | DENOTES NOT TO SCALE |
| ■ | DENOTES SURVEY MONUMENT FOUND | (⊥) | DENOTES PERPENDICULAR DISTANCE |
| SIB | DENOTES STANDARD IRON BAR | (S) | DENOTES SET |
| SSIB | DENOTES SHORT STANDARD IRON BAR | (M) | DENOTES MEASURED |
| IB | DENOTES IRON BAR | WIT. | DENOTES WITNESS MONUMENT |
| RIB | DENOTES ROUND IRON BAR | (S/P) | DENOTES SET BY PROPORTION |
| CC | DENOTES CUT CROSS | (P) | DENOTES PLAN 12R-25046 |
| FD | DENOTES SURVEY MONUMENT FOUND | (P1) | DENOTES PLAN KOESTER & VERHAEGEN LIMITED O.L.S. DATED AUGUST 21, 1978 |
| (OU) | DENOTES ORIGIN UNKNOWN | (P2) | DENOTES PLAN 12R-22190 |

CAD DATE: 15/AUG/2014 7:56AM

CAD FILE: N:\2014DAT1\35023-00\35023-00.DWG

CLARKE SURVEYORS INCORPORATED
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Established 1970

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Consulting Surveyors
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Tecumseh, Ontario
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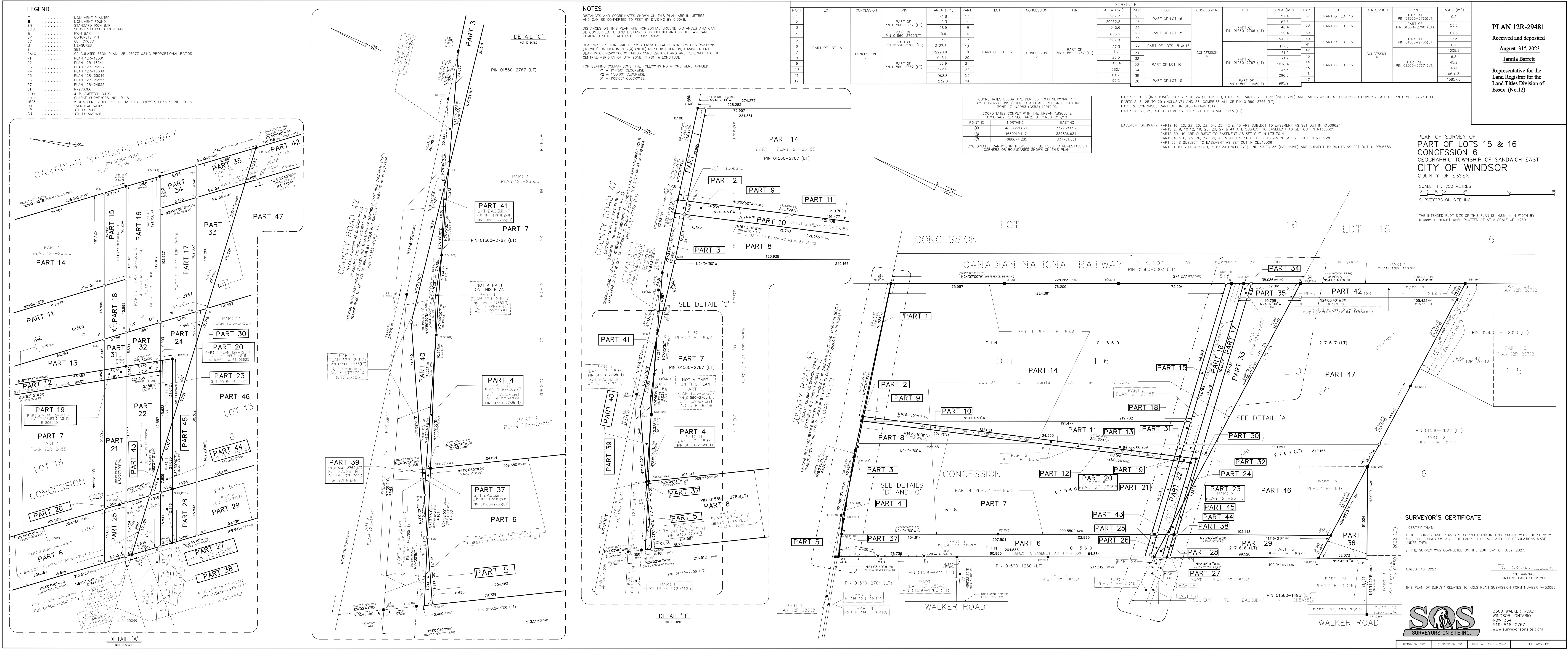
ASSOCIATE COMPANY
MACKAY MACKAY & PETERS LIMITED
Established 1906
BURLINGTON AND HAMILTON
ONTARIO

DRAWN BY	SJP
CHECKED BY	KRB
JOB NO.	35023-00
FILE	L-WINDS-6-16
PLAN FILE	2014DAT1

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PLAN 12R-29481

Received and deposited

August 31st, 2023

Jamila Barrett

Representative for the
Land Registrar for the
Land Titles Division of
Essex (No.12)