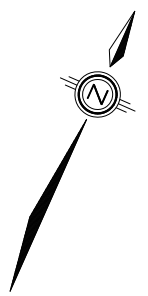


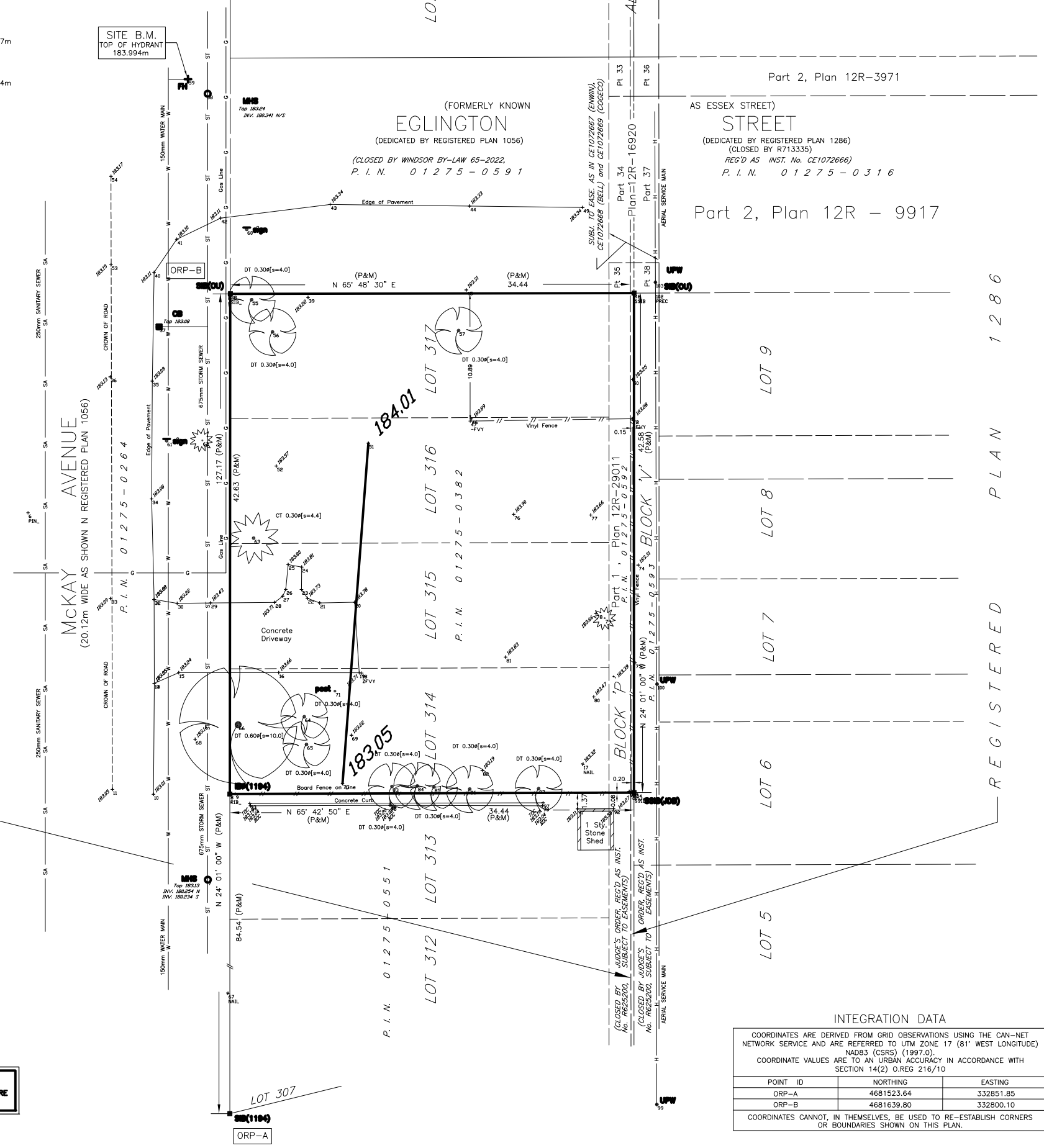
NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999924.
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.

ELEVATIONS
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CAN-NET/SMARTNET NETWORK (H.T.V. 2.0)
BENCH MARK
BENCH MARK 426 ELEVATION 184.617m
2790 MCKAY AVENUE; THE PLATE IS LOCATED ON THE SOUTH WALL, 0.15m EAST OF THE WEST WALL AND 0.42m ABOVE GRADE.
SITE BENCH MARK ELEVATION 183.994m
TOP OF FIRE HYDRANT AT THE INTERSECTION OF MCKAY AND EGLINGTON.

AREA
0.1467 Ha., (0.363 Acres).



REGISTERED PLAN 1056



PLAN OF SURVEY
OF
LOTS 314 to 317, (Incl.)
PART OF BLOCK 'P' (CLOSED BY JUDGE'S ORDER REG'D AS INST. No. R625200)
REGISTERED PLAN 1056
AND
PART OF BLOCK 'V' (CLOSED BY JUDGE'S ORDER REG'D AS INST. No. R625200)
REGISTERED PLAN 1286
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
SCALE = 1:200



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

LEGEND

■	DENOTES SURVEY MONUMENT FOUND	CP	DENOTES CONCRETE PIN
□	DENOTES SURVEY MONUMENT SET	(D)	DENOTES DEED
SB	DENOTES STANDARD IRON BAR	WT	DENOTES WITNESS
SSIB	DENOTES SHORT STANDARD IRON BAR	M	DENOTES MEASURED
IB	DENOTES IRON BAR	S	DENOTES SET
IB#	DENOTES ROUND IRON BAR	L	DENOTES PERPENDICULAR
PB	DENOTES PLASTIC BAR	OU	DENOTES ORIGIN UNKNOWN
CC	DENOTES CUT-CROSS		
ORP	DENOTES OBSERVED REFERENCE POINT		
(P)	DENOTES PLAN 12R-29011		
(JOB)	DENOTES J.D. BARNES LIMITED		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS		
(1194)	DENOTES JOHN B. SMETTON, O.L.S.		

N = NORTH; S = SOUTH; E = EAST; W = WEST

○ MHS	DENOTES SEWER MANHOLE	✦ FH	DENOTES FIRE HYDRANT
✦ WVS	DENOTES WATER VALVE	• UP	DENOTES WOOD UTILITY POLE
✦ GV	DENOTES GAS VALVE		
H	DENOTES OVERHEAD HYDRO LINE		
— SA	(pipe size) DENOTES SANITARY SEWER		
— ST	(pipe size) DENOTES STORM SEWER		
— W	(pipe size) DENOTES WATER LINE		

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW THIS REPORT WAS PREPARED FOR MASOTTI CONSTRUCTION INC.

SURVEYOR'S REAL PROPERTY REPORT PART 2 OF 2 PARTS
Please note the following:
1. Survey Monuments mark all corners of the parcel.
2. The title owner is listed as "Devon Place Incorporated".
3. The rear 2.13m of the property is subject to assessments in favour of Bell Canada and ENWIN as set out in R625200.
4. The existing building was not shown as it is to be demolished.
5. Existing grades are as shown on the plan.
6. Underground services are shown from municipal and utility records.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 24th DAY OF MARCH, 2025.

DATE MARCH 26, 2025

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

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) (1997.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	4681523.64	332851.85
ORP-B	4681639.80	332800.10

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

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