

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 105	CONCESSION 2	PART OF 01360-0071	1.0496 Ha.

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

DATE: OCTOBER 7, 2015

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

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

THIS PLAN COMPRISES PART OF P.I.N. 01360-0071.

PLAN OF SURVEY
OF
PART OF LOT 105,
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:500

- LEGEND AND NOTES**
- BEARINGS ARE UTM GPS 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 0.99990346
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 - IB 9 DENOTES 9mm diameter X 0.61m ROUND IRON BAR
 - CC DENOTES CUT-GROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WT. DENOTES WITNESS
 - ⊥ DENOTES PERPENDICULAR
 - (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
 - ORP DENOTES OBSERVED REFERENCE POINT
 - SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 - (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
 - (P) DENOTES PLAN 12R-6206
 - (P1) DENOTES PLAN 12M-417
 - (P2) DENOTES PLAN 12R-13211
 - (P3) DENOTES PLAN 12R-16893
 - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
 - (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
 - CB DENOTES CATCH BASIN
 - LSC DENOTES LIGHT STANDARD CONCRETE
 - UPW DENOTES UTILITY POLE WOOD
 - FH DENOTES FIRE HYDRANT
 - WM DENOTES WATER METER
 - WVS DENOTES WATER VALVE (Service)
 - WV DENOTES WATER VALVE (Main)
 - Peot DENOTES TELEPHONE PEDESTAL
 - PeotV DENOTES CABLE TV PEDESTAL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 15th DAY OF APRIL, 2015.

DATE: AUGUST 4, 2015

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

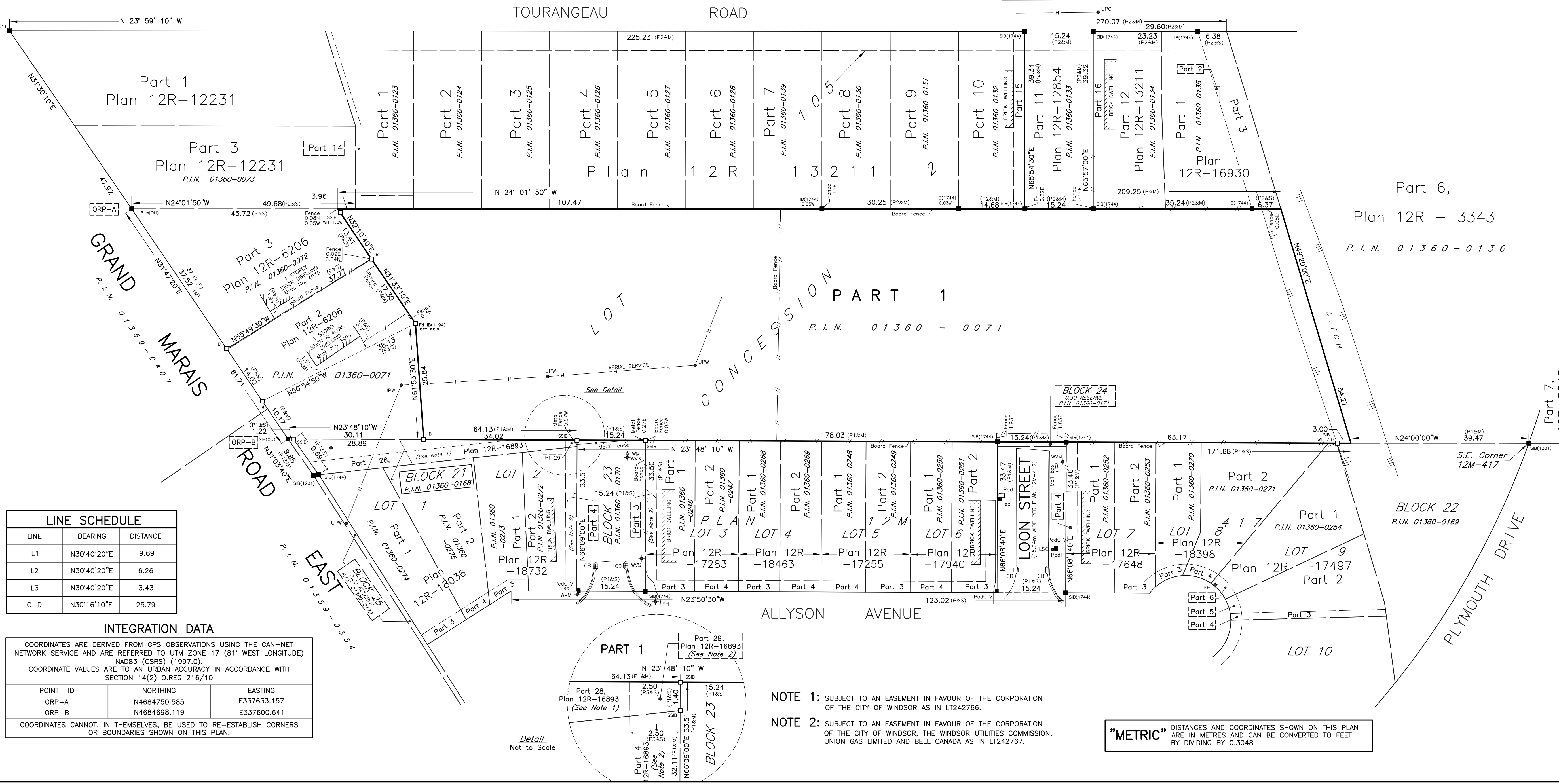
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Ph: (519)258-1772
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LEAMINGTON
187 Talbot Street East
N8H 1L8
Ph: (519)322-2375
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VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

ONTARIO LAND SURVEYORS
www.vshbssurveys.com

DRAWN BY: D.J. CAD Date: November 4, 2021 10:51 AM
CHECKED BY: A.S.M. CAD File: 42726600LT Plan.dwg
WORK ORDER: 4-27266 FILE NO.: E-WIND-2-105 PLAN FILE NO.: C-4083'A



LINE SCHEDULE

LINE	BEARING	DISTANCE
L1	N30°40'20"E	9.69
L2	N30°40'20"E	6.26
L3	N30°40'20"E	3.43
C-D	N30°16'10"E	25.79

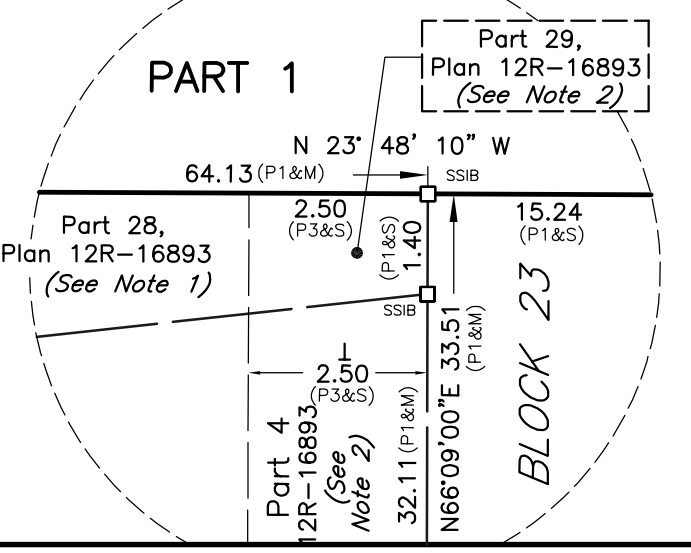
INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS 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	N4684750.585	E337633.157
ORP-B	N4684698.119	E337600.641

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



NOTE 1: SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF WINDSOR AS IN LT242766.

NOTE 2: SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF WINDSOR, THE WINDSOR UTILITIES COMMISSION, UNION GAS LIMITED AND BELL CANADA AS IN LT242767.

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