

PARTS SCHEDULE			
PART	LOT	PLAN	P.L.N.
1	PART OF LOTS 14 TO 17 (inclusive) IN BLOCK 9	REGISTERED PLAN 358	ALL OF 01178-0312

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 12R-	
DATE	_____	RECEIVED AND DEPOSITED	DATE
ROY A. SIMONE ONTARIO LAND SURVEYOR		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)	

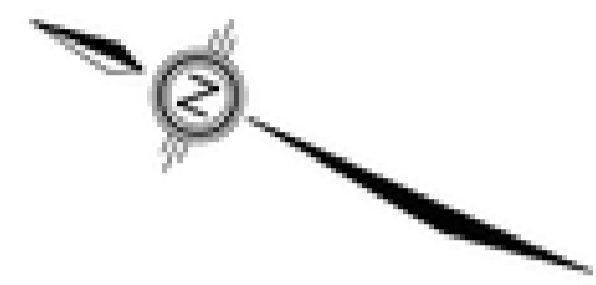
INTEGRATION DATA

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) OF THE SURVEY ACT.

POINT ID	NORTHING	EASTING
ORP-A	N468551.08	E332942.00
ORP-B	N468532.46	E332964.80

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 170.74 (GROUND), N45°59'30"W.
 FOR BEARING COMPARISON, A ROTATION OF 0°40'10" (CLOCKWISE) WAS APPLIED TO (P) TO CONVERT TO GRID BEARINGS.
 FOR BEARING COMPARISON, A ROTATION OF 0°36'10" (CLOCKWISE) WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS.



DUFFERIN PLACE
 P. L. N. 01178 - 0401

PLAN OF SURVEY
 OF
PART OF LOTS 14 to 17 (inclusive)
IN BLOCK 9
REGISTERED PLAN 358
 IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED
 SCALE = 1:250

"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) NAD83 (CSRS) (2010.0).
- DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999925.
- 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 OREG. 525/91.
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IR DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR (01) DENOTES INST. No. R1091590
 - WT DENOTES WITNESS (02) DENOTES INST. No. R1122143
 - M DENOTES MEASURED (03) DENOTES INST. No. R1284062
 - S DENOTES SET (04) DENOTES INST. No. R1411988
 - J DENOTES PERPENDICULAR (05) DENOTES INST. No. R1090929
 - D DENOTES DEED
 - OU DENOTES ORIGIN UNKNOWN
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (P) DENOTES PLAN OF SURVEY BY(1431) DATED AUGUST 12, 1985. (8-80)
 - (P1) DENOTES REGISTERED PLAN 358
 - (FN) DENOTES FIELD NOTE BY(1744) DATED MAY 26, 1987. (4-01067)
 - (FN1) DENOTES FIELD NOTE BY(1744) DATED DECEMBER 17, 1987. (4-02460)
 - (FN2) DENOTES FIELD NOTE BY(FN4) DATED FEBRUARY 14, 1985. (885-L-251)
 - (FN3) DENOTES FIELD NOTE BY(1744) DATED DEC. 30, 1988. (4-04278)
 - (FN4) DENOTES FIELD NOTE BY(A) DATED JUNE 20, 1991. (187/24)
 - (JOB) DENOTES J.D. BARNES LIMITED
 - (1744) DENOTES VERHAEGEN LAND SURVEYORS
 - (1431) DENOTES STUBBERFIELD & HARTLEY LIMITED, O.L.S.
 - (FN4) DENOTES VERHAEGEN AND BEHRE LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THIS SURVEY WAS COMPLETED ON THE 15th DAY OF JULY, 2022.

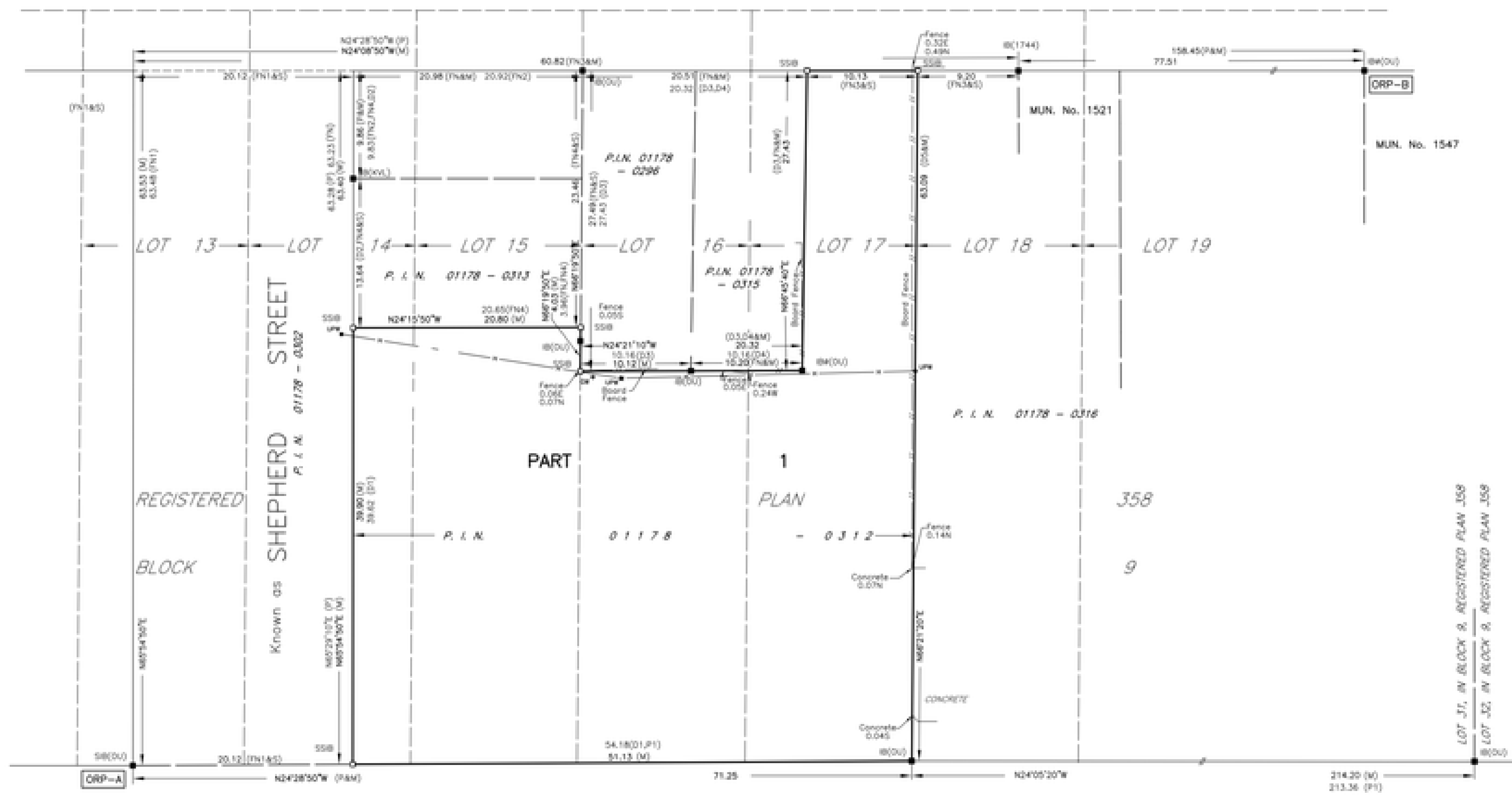
DATE AUGUST 30, 2022

Roy Simone
 ROY A. SIMONE
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADS PLAN SUBMISSION FORM NUMBER 219703

VERHAEGEN SURVEYING MAPPING
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 94 OTEARA STREET, WINDSOR, ON, N9B 2E1
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: O.J.	CHECKED BY: RAS	REFERENCE NO.: 22-47-277-00
CAD File: 22-47-277-00.dwg	E-358-BLK 9-1	CAD Date: December 5, 2022 12:34 PM



OUELLETTE AVENUE
 (DEDICATED BY REGISTERED PLAN 358)
 P. L. N. 01178 - 0230

LOT 11, IN BLOCK 9, REGISTERED PLAN 358
 LOT 12, IN BLOCK 9, REGISTERED PLAN 358