

**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	15357868.44	1090113.22
ORP-B	15357957.81	1090379.38

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

FOR BEARING COMPARISON, A ROTATION OF 1° 29' 20" CLOCKWISE WAS APPLIED TO (P) TO CONVERT TO GRID BEARINGS.

PART	LOT	PLAN	P.I.N.	AREA
1	PART OF LOTS 406 & 407	REGISTERED PLAN 1295	ALL OF 01277-0275	6,374 Sq.Ft.
2	PART OF LOTS 406 & 407			8,031 Sq.Ft.

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

**PLAN 12R-**  
RECEIVED AND DEPOSITED

DATE \_\_\_\_\_ DATE \_\_\_\_\_

ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

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

**PLAN OF SURVEY**  
OF  
**LOTS 406 and 407,**  
**REGISTERED PLAN 1295**  
IN THE  
**CITY OF WINDSOR**  
**COUNTY OF ESSEX, ONTARIO**  
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED  
SCALE : 1"=20'  
0 10.0 20.0 40.0 60.0 100.0 FEET

**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 0.999897.

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.

■	DENOTES SURVEY MONUMENT FOUND	WIT	DENOTES WITNESS
□	DENOTES SURVEY MONUMENT SET	M	DENOTES MEASURED
SIB	DENOTES STANDARD IRON BAR	S	DENOTES SET
SSIB	DENOTES SHORT STANDARD IRON BAR	L	DENOTES PERPENDICULAR
IB	DENOTES IRON BAR	D	DENOTES DEED
PB	DENOTES PLASTIC BAR	OU	DENOTES ORIGIN UNKNOWN
CP	DENOTES STEEL PIN		
CC	DENOTES CUT-CROSS		
ORP	DENOTES OBSERVED REFERENCE POINT		
(P)	DENOTES REGISTERED PLAN 1295		
(P1)	DENOTES PLAN OF SURVEY BY(1194) DATED JULY 24, 1975. (4V-3608)		
(P2)	DENOTES PLAN OF SURVEY BY(SHB) DATED JULY 10, 1989. (A-905)		
(P3)	DENOTES PLAN 12R-1084		
(FN)	DENOTES FIELD NOTE BY(A) DATED MAY 18, 1954. (T102/32)		
(JDB)	DENOTES J.D. BARNES LIMITED		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS		
(1194)	DENOTES JOHN B. SMEETON INC., O.L.S.		
(SHB)	DENOTES STUBBERFIELD, HARTLEY, BREWER LTD., O.L.S.		
●	DENOTES UTILITY POLE WOOD		

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

**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 21st DAY OF FEBRUARY, 2023.

DATE MARCH 3, 2023

ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2204913

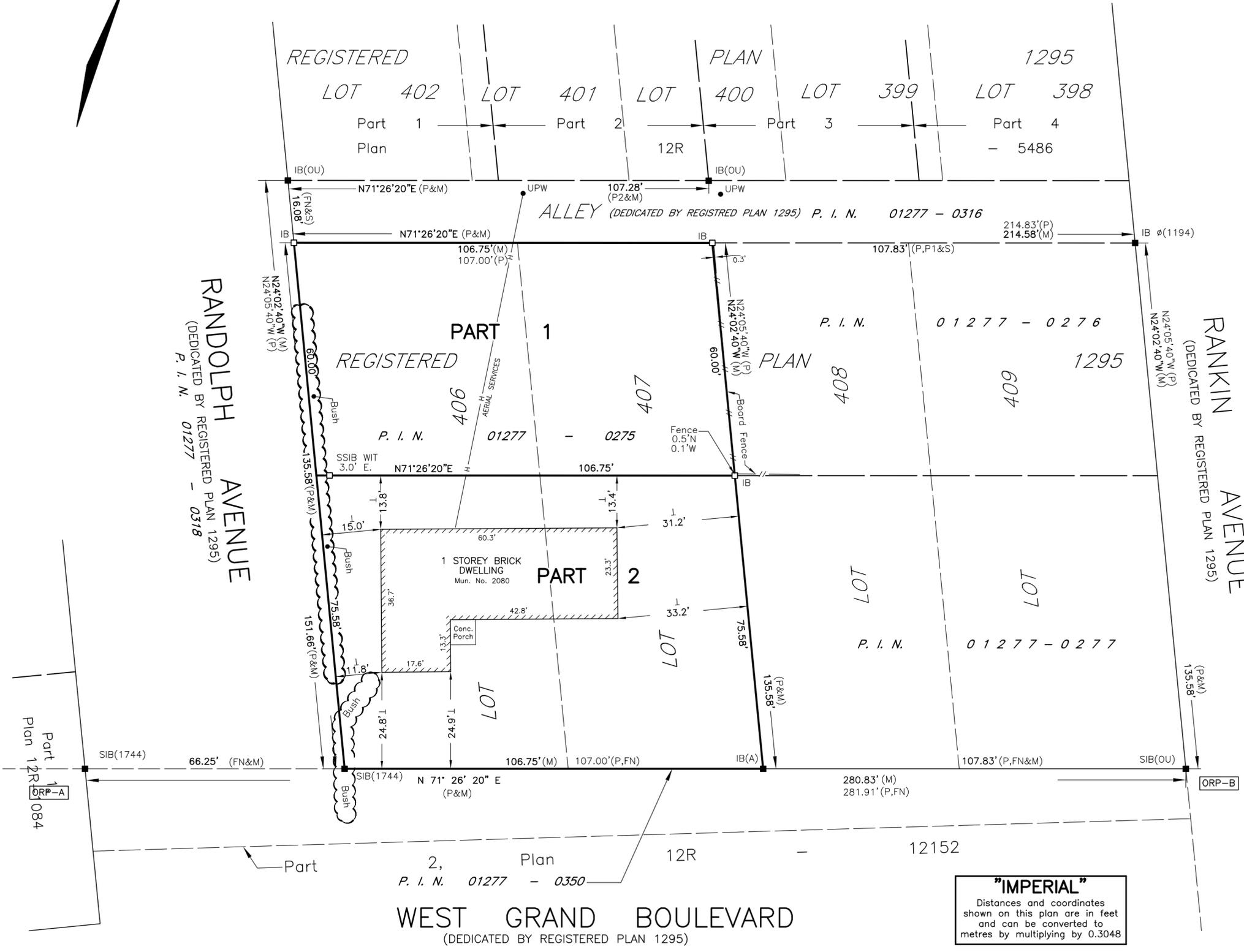
**VERHAEGEN**  
LAND SURVEYORS  
A DIVISION OF J.D. BARNES LTD.  
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

**SURVEYING**  
**MAPPING**  
**GIS**

DRAWN BY: D.J.	CHECKED BY: A.S.M.	REFERENCE NO.: 23-47-024-00
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**RANDOLPH AVENUE**  
(DEDICATED BY REGISTERED PLAN 1295)  
P. I. N. 01277 - 0318

**RANKIN AVENUE**  
(DEDICATED BY REGISTERED PLAN 1295)



**"IMPERIAL"**  
Distances and coordinates shown on this plan are in feet and can be converted to metres by multiplying by 0.3048