

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) (2011.0).

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

POINT ID	NORTHING	EASTING
ORP-A	468867.03	342038.77
ORP-B	468869.23	341967.64

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

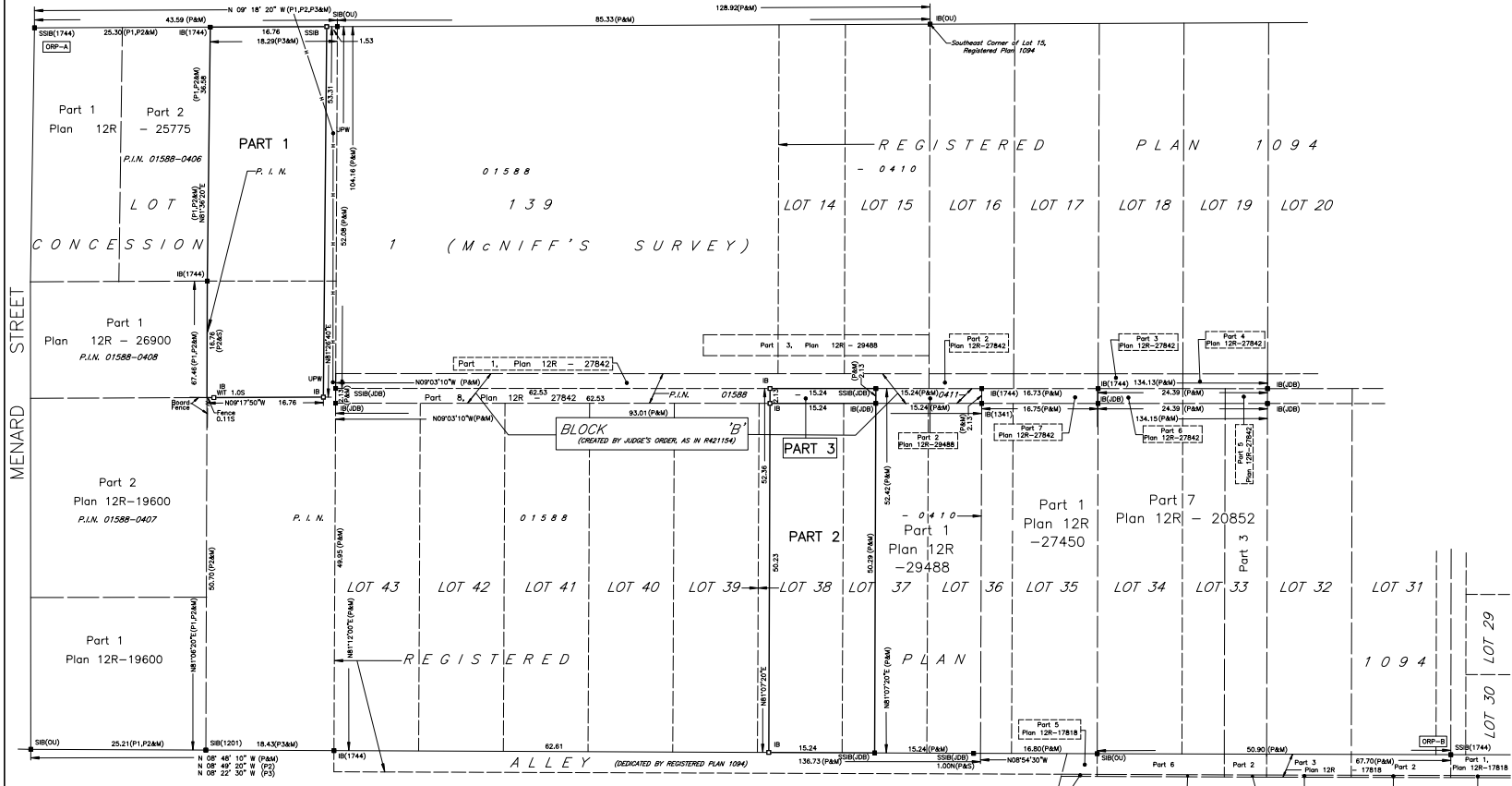
THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 229.14m (GROUND), N18°05'10".

PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.
1	PART OF LOT 139	CONCESSION 1 (McNIFF'S SURVEY)	PART OF 01588-0410
2	PART OF LOTS 37 AND 38	REGISTERED PLAN 1094	
3	PART OF BLOCK 'B'		PART OF 01588-0411

PLAN 12R-29566
 Received and deposited
 November 29th, 2023
 Eric Niemi
 Representative for the
 Land Titles Division of
 Essex (No.12)

Known as **ELINOR STREET**
 P.I.N. 01588 - 0176



PLAN OF SURVEY
 OF
 PART OF LOTS 37 and 38
 PART OF BLOCK 'B'
 REGISTERED PLAN 1094
 PART OF LOT 139
 CONCESSION 1 (McNIFF'S SURVEY)
 GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
 NOW IN THE
 CITY OF WINDSOR
 COUNTY OF ESSEX, ONTARIO
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED
 SCALE = 1:300

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300

"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

SEARCHES 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) (2011.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORNERED SCALE FACTOR OF 0.999984

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERLAP AND/OR PROHIBITION 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
 B DENOTES BORN BAR
 PB DENOTES PLASTIC BAR
 W DENOTES WITNESS
 M DENOTES MEASURED
 S DENOTES SET
 J DENOTES PERPENDICULAR
 (U) DENOTES ORIGIN UNKNOWN
 (P) DENOTES PLAN 12R-29488
 (P1) DENOTES PLAN 12R-25775
 (P2) DENOTES PLAN 12R-26900
 (P3) DENOTES PLAN 12R-27842
 (EB) DENOTES J.D. BARNES LIMITED
 (1744) DENOTES VERHAEGEN LAND SURVEYORS
 (134) DENOTES RICHARD MURRAY, O.L.S.
 (102) DENOTES CLARKE SURVEYORS INC., O.L.S.
 UPW DENOTES WOOD UTILITY POLE
 N = NORTH, S = SOUTH, W = WEST, E = EAST

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 24th day of OCTOBER, 2023.

DATE: OCTOBER 30, 2023

Eric Niemi
 Eric Niemi
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2212488

VERHAEGEN LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 944 OTTAWA STREET, WINDSOR, ON, N9C 3E1
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DRAWN BY: D.J. CHECKED BY: R.A.S. REFERENCE NO.: 23-47-285-00
 CAD File: 23-47-285-01.dwg E-1094-3 CAD Date: October 30, 2023 2:50 PM