

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	N4688591.73	E342104.19
ORP-B	N4688593.00	E341973.29

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

NOTES

BEARINGS ARE UTM GRID 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 0.99988435

PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA (Sq.M.)
1				586.6
2	ALL OF LOTS 26, 27 & 28	REGISTERED PLAN 1142	ALL OF 01596-0080	532.6
3				61.2
4	PART OF ALLEY		ALL OF 01596-1300	75.3

THIS PLAN COMPRISES ALL OF P.I.N.'s 01596-0080 AND 01596-1300. PART 4 IS SUBJECT TO AN EASEMENT AS IN CE614354 & CE625237.

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

DATE MARCH 15, 2019

Roy Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

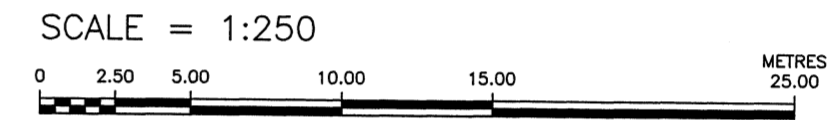
PLAN 12R-27727
RECEIVED AND DEPOSITED

DATE 2019 MAR 18

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

"METRIC"
Distances shown on this plan are in Metres and can be converted to feet by dividing by 0.3048

PLAN OF SURVEY
OF
LOTS 26 TO 28, (Incl.)
PART OF ALLEY, (CLOSED BY CE614353)
REGISTERED PLAN 1142
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.



LEGEND

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
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 Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS (L) 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-25749
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., 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 11th DAY OF FEBRUARY, 2019.

DATE FEBRUARY 19, 2019

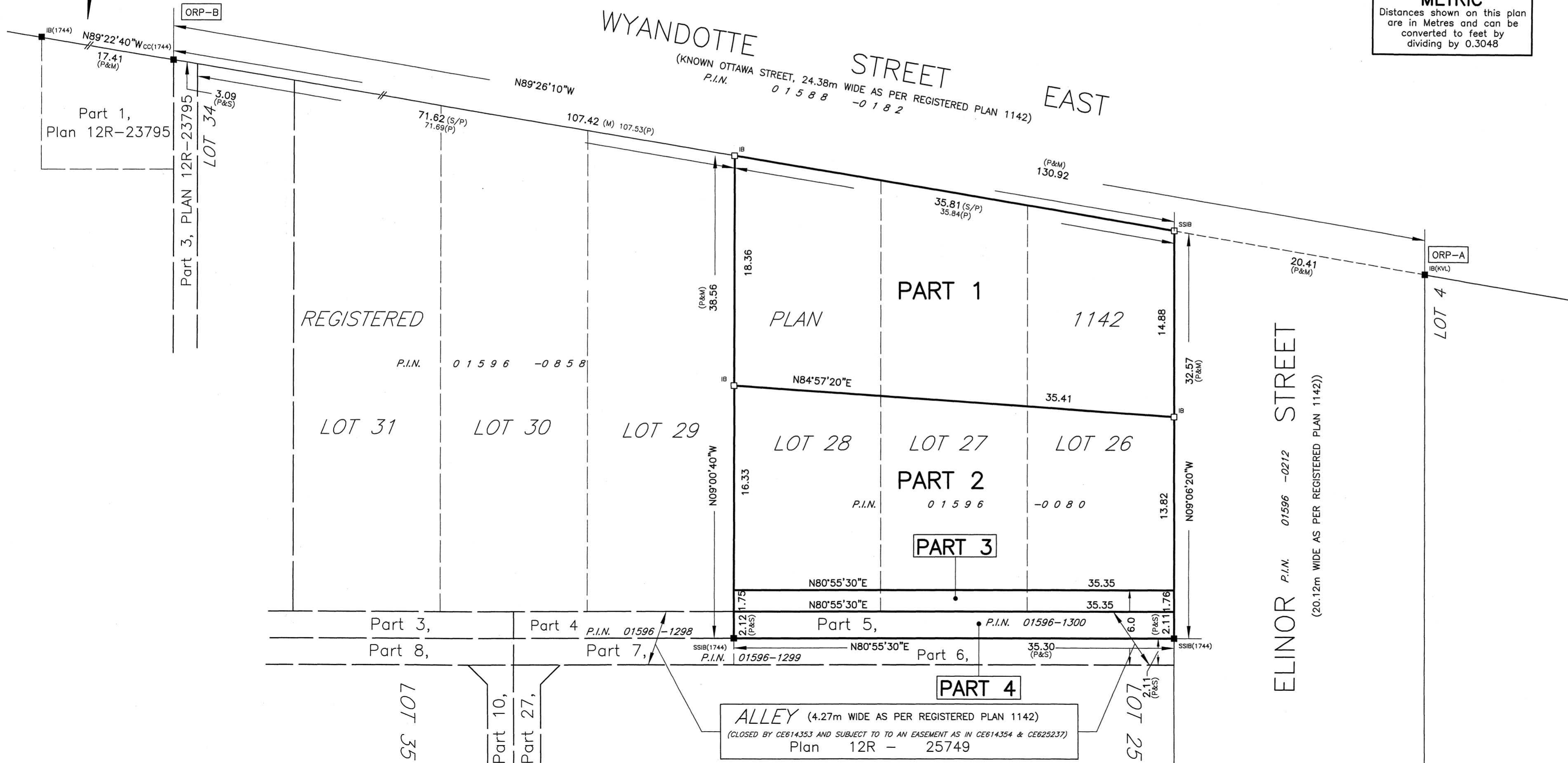
Roy Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

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LEAMINGTON 187 Talbot Street East N8H 1L8 Ph: (519)322-2375 Fax: (519)322-2675

ONTARIO LAND SURVEYORS www.vshbbsurveys.com

DRAWN BY: A.J.M.	CAD Date: March 15, 2019 1:27 PM
CHECKED BY: R.A.S.	CAD File: 42878801.dwg
WORK ORDER: 4-28788-X01	FILE NO.: E-1142-2
	PLAN FILE NO.: B-6946



61cm x 36cm (2.2 ft x 1.2 ft)
24.0" x 14.0"