PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 1	CONCESSION SOUTH OF MALDEN ROAD	PART OF 75023–0216	1250 Sq.Ft.
2				0.559 Ac.
3				0.381 Ac.
4				0.381 Ac.

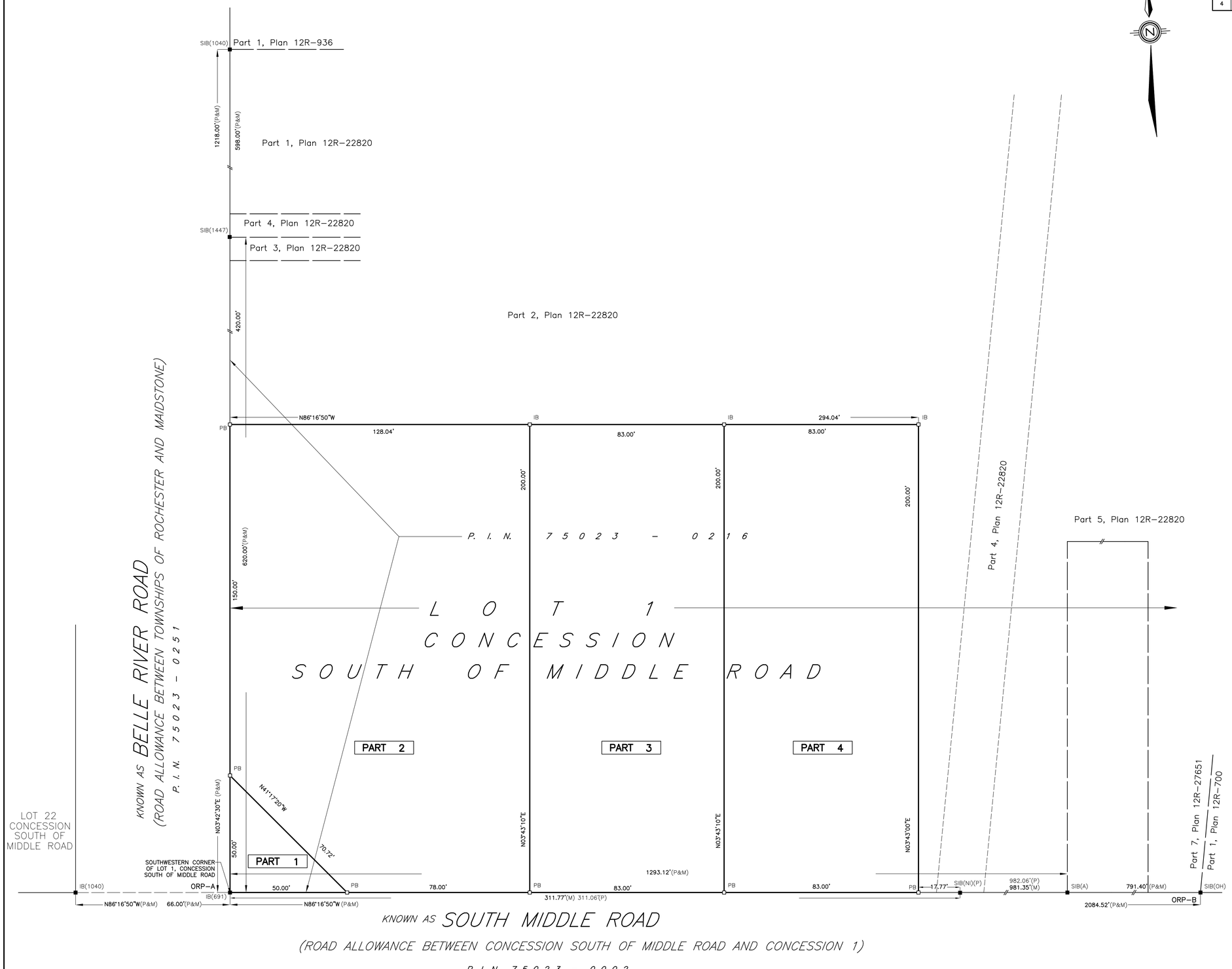
PLAN 12R-29089

Received and deposited

July 15th, 2022

Elizabeth Borrow

Representative for the Land Registrar for the Land Titles Division of Essex (No.12)



PLAN OF SURVEY

OF

PART OF LOT 1
CONCESSION
SOUTH OF MIDDLE ROAD

GEOGRAPHIC TOWNSHIP OF ROCHESTER

NOW IN THE

MUNICIPALITY OF LAKESHORE
COUNTY OF ESSEX, ONTARIO

VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=20'

0 10.0 20.0 40.0 60.0 FEET 100.0

THE INTENDED PLOT SIZE OF THIS PLAN IS 36" IN WIDTH BY 24" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=20'

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

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
ORP–A	15333731.40'	1174950.34'
ORP–B	15333596.26'	1177029.94'
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	01°09'10"

LEGEND AND NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999824

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
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
◻ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED
ORP DENOTES OBSERVED REFERENCE POINT
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.
(NI) DENOTES NOT IDENTIFIABLE
(P) DENOTES PLAN 12R–22820
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(691) DENOTES HOWARD B. HEAD, O.L.S.
(A) DENOTES C.G.R. ARMSTRONG, O.L.S.
(OH) DENOTES ONTARIO HYDRO, O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(1447) DENOTES R.G. HACKETT SURVEYING LTD., O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. 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.
2. THIS SURVEY WAS COMPLETED ON THE 20th DAY OF JUNE, 2022

DATE 2022-07-05

ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2193324

VERHAEGEN LAND SURVEYORS
A Division of
J. D. Barnes Limited
SURVEYING MAPPING GIS
187 TALBOT ST E, LEAMINGTON, ON, N8H 1L8
T: (519) 322-2375 F: (519) 322-2675 www.jdbarnes.com

DRAWN BY: SP	CHECKED BY: AM	REFERENCE NO.: 22-48-078-00
CAD Date: JULY 5th, 2022		FILE NO.: E-ROCHESTER-SMR-1
CAD File: 22-48-078-00.dwg		