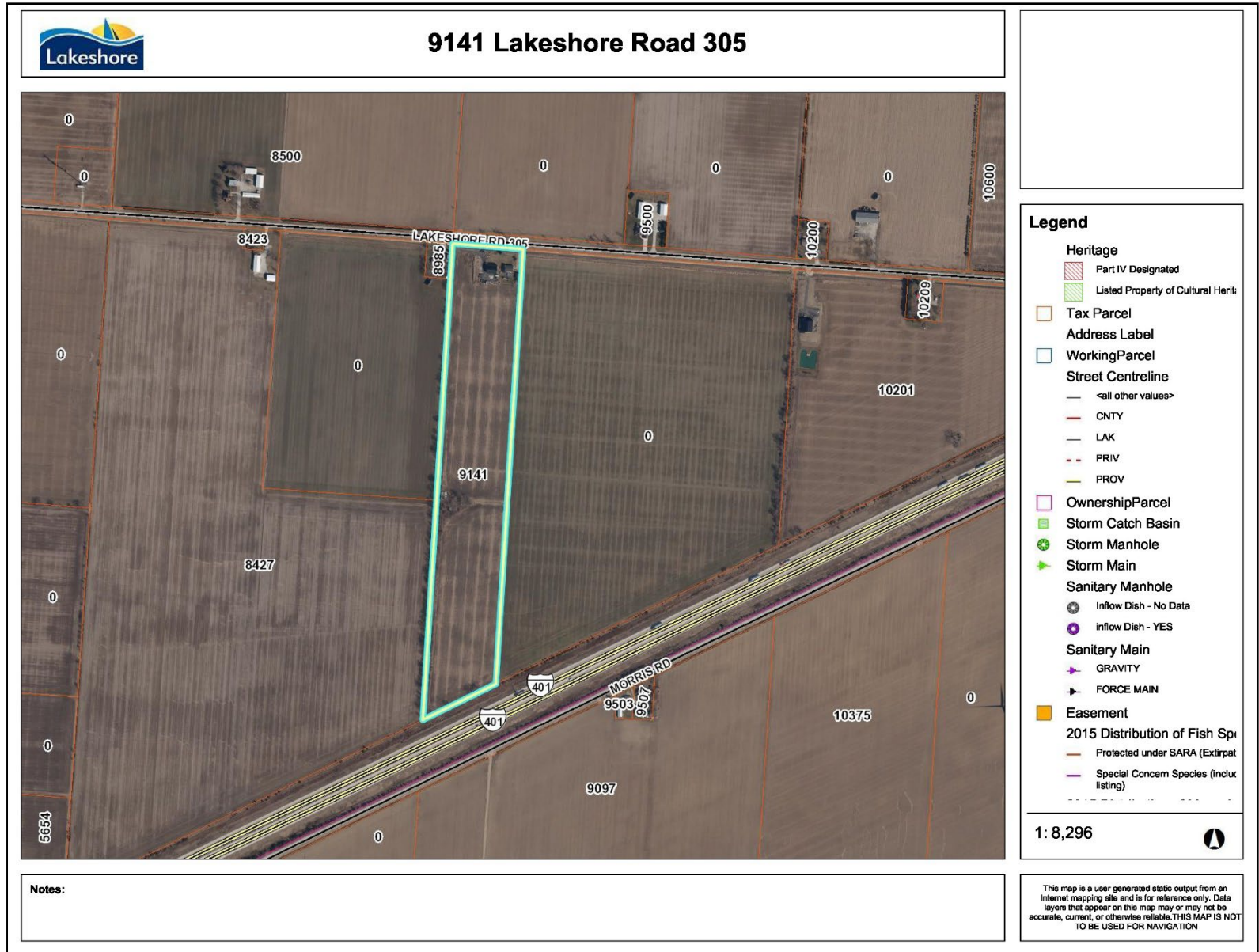
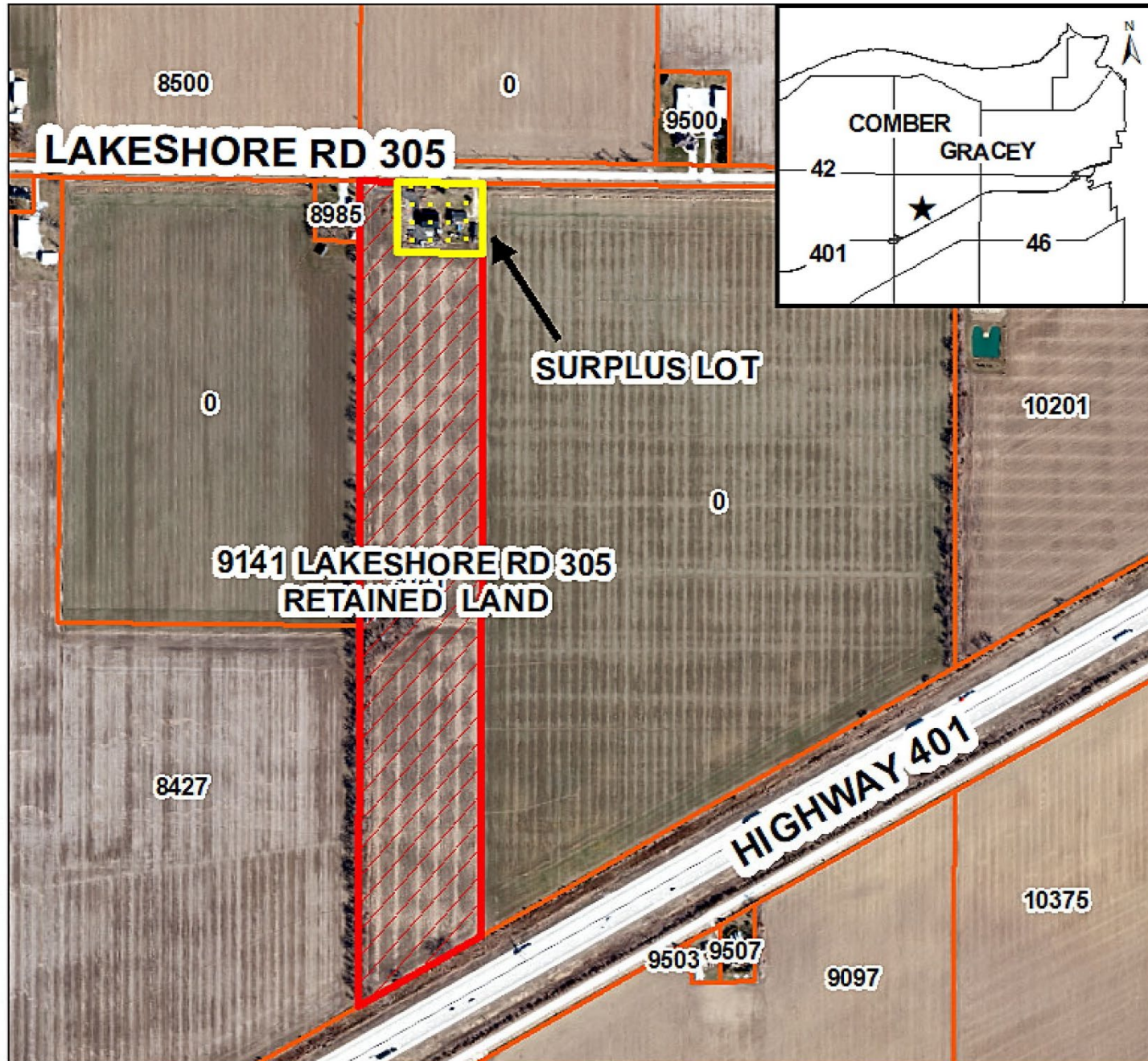


ZBA-03-2024 9141 Lakeshore Rd. 305 Appendices

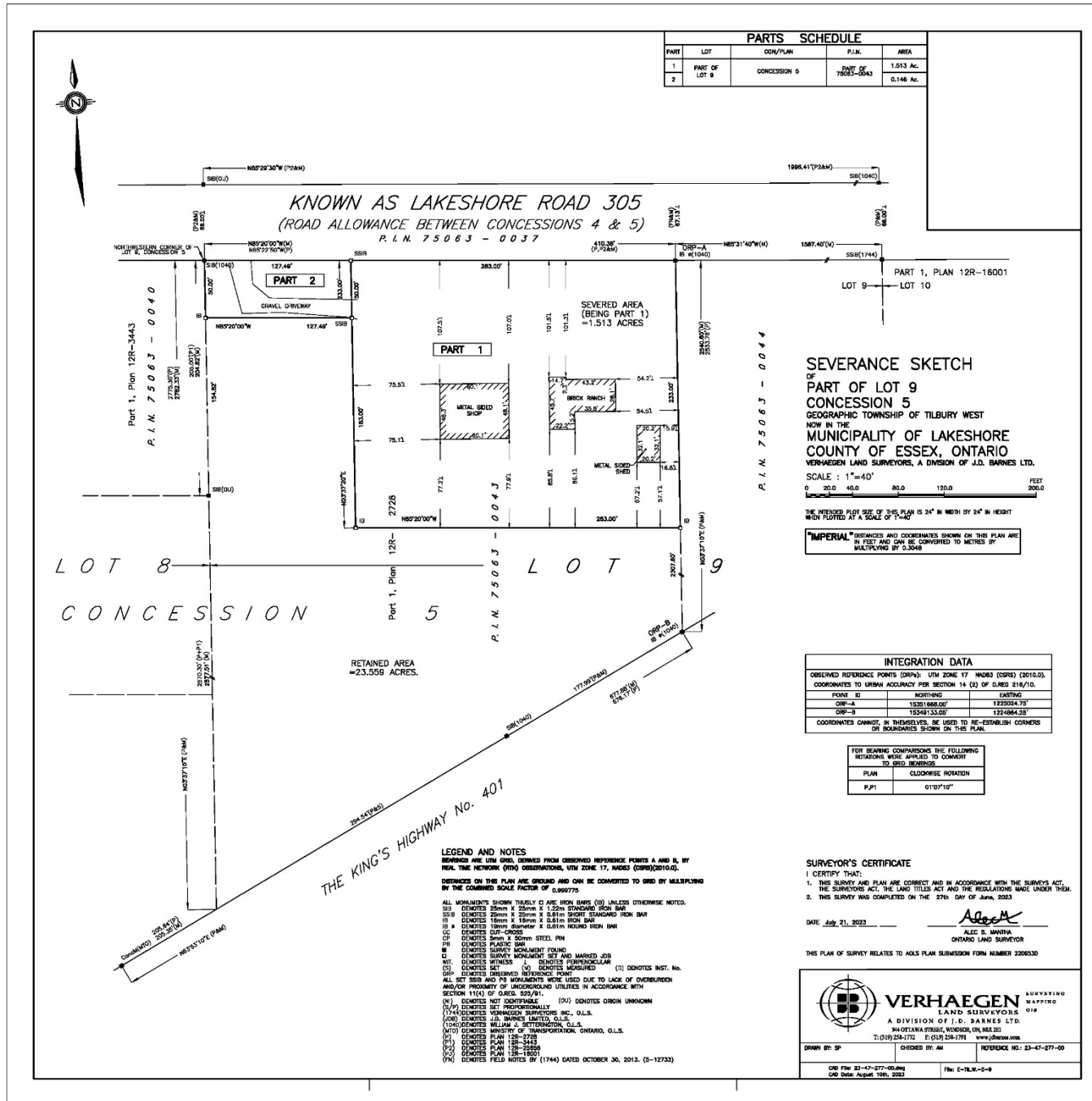
Appendix A – Aerial Map



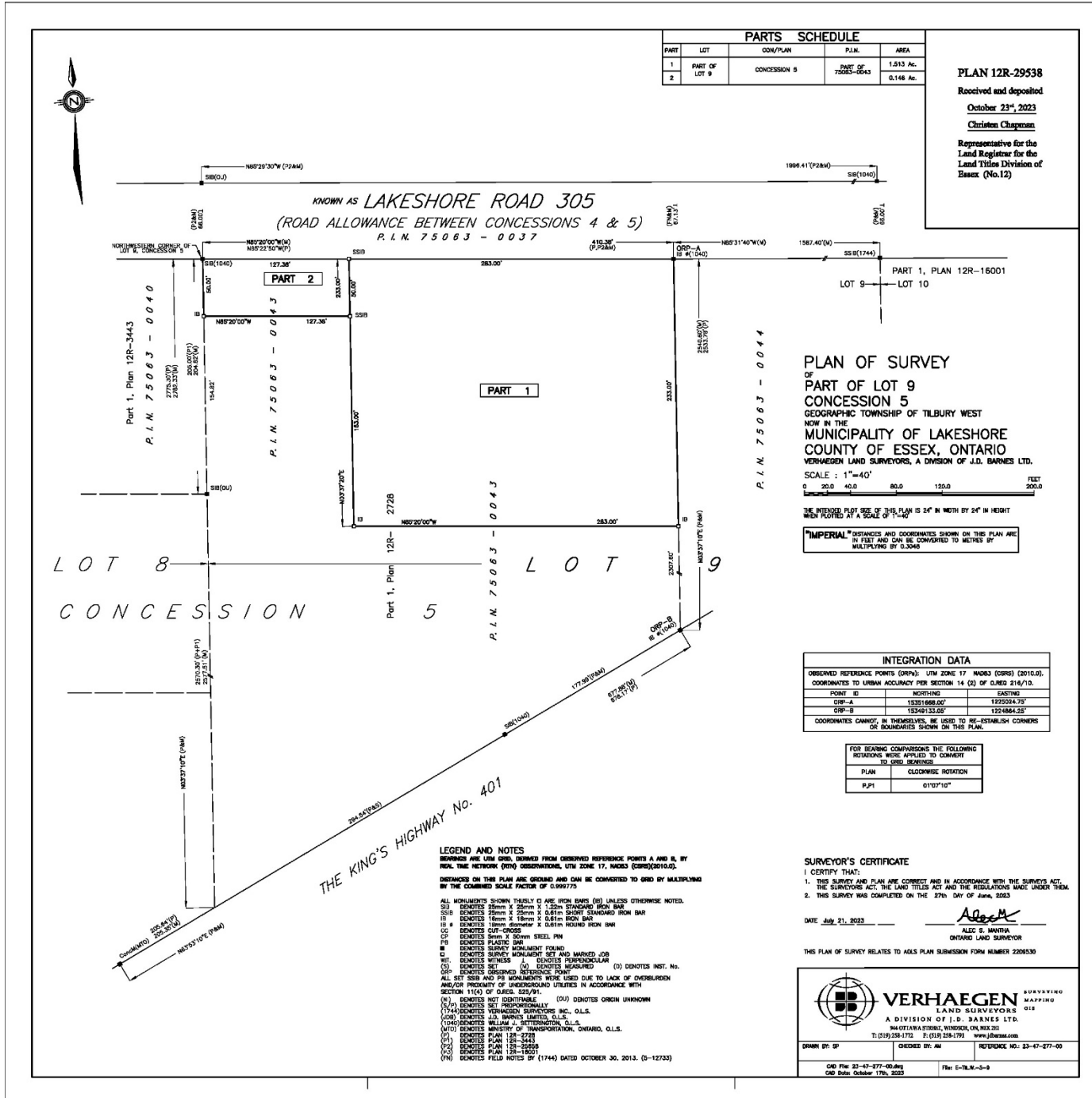
Appendix B – Key Map



Appendix C – Draft Survey



Appendix D – Registered Survey



PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.L.N.	AREA
1	PART OF LOT 9	CONCESSION 5	PART OF 75063-0043	1.513 Ac.
2				0.146 Ac.

PLAN 12R-29538
 Received and deposited
 October 23rd, 2023
Christen Chapman
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Essex (No.12)

PLAN OF SURVEY
 OF
 PART 1 OF LOT 9
 CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF TILBURY WEST
 NOW IN THE
 MUNICIPALITY OF LAKESHORE
 COUNTY OF ESSEX, ONTARIO
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
 SCALE : 1"=40'
 0 20.0 40.0 60.0 120.0 200.0 FEET

"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 (ORP): UTM ZONE 17 NAD83 (OSRS) (2010.0).			
COORDINATES TO UTMW ADJUSTED PER SECTION 14 (2) OF OREG 214/10.			
POINT ID	NORTHING	EASTING	
ORP-A	13351668.00'	1225024.73'	
ORP-B	13348133.00'	1224864.25'	
COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CORNER TO GRID BEZELINGS	
PLAN	CLOCKWISE ROTATION
P.P.T	01037'10"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 27th DAY OF June, 2023.

DATE: July 21, 2023
Alec S. Mantha
 ALEC S. MANTHA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADSL PLAN SUBMISSION FORM NUMBER 2205530

VERHAEGEN SURVEYING
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 94 OTTAWA STREET, WINDSOR, ON, N2S 2S1
 T: (519) 258-3752 F: (519) 258-1791 www.verhaegen.com

DRAWN BY: SP CHECKED BY: AM REVISION NO.: 23-47-277-00
 CAD FILE: 23-47-277-00.dwg DATE: October 17th, 2023 FILE: E-TLM-3-0

LEGEND AND NOTES
 BEZELING ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (OSRS) (2010.0).
 DISTANCES ON THIS PLAN ARE OBTAINED AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.999775

ALL MONUMENTS SHOWN THEREIN (C ARE IRON BARS (6) UNLESS OTHERWISE NOTED,
 (S) DENOTES 50mm x 50mm x 1.25m STANDARD IRON BAR
 (SB) DENOTES 150mm x 50mm x 0.81m SQUARE EDGED IRON BAR
 (IB) DENOTES 150mm x 150mm x 0.81m IRON BAR
 (SB) DENOTES 150mm x 50mm x 0.81m ROUNDED IRON BAR
 (C) DENOTES CUP-CROSS
 (S) DENOTES 50mm x 50mm STEEL PIN
 (P) DENOTES PLASTIC PIN
 (B) DENOTES SURVEY MONUMENT SET AND MARKED JOB
 (M) DENOTES SIGNAGE DENOTES FERRUGINOUS
 (C) DENOTES SET (M) DENOTES MEASURED (O) DENOTES INST. NO.
 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. 235/91.
 (N) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN
 (P) DENOTES SET PROPORTIONALLY
 (17) DENOTES VERHAEGEN SURVEYORS INC. O.L.S.
 (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
 (14) DENOTES WILLIAM S. STEPHENSON, O.L.S.
 (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO, O.L.S.
 (V) DENOTES PLAN 12R-2728
 (V) DENOTES PLAN 12R-3443
 (V) DENOTES PLAN 12R-24428
 (V) DENOTES PLAN 12R-18001
 (V) DENOTES FIELD NOTES BY (1744) DATED OCTOBER 30, 2013. (0-12733)