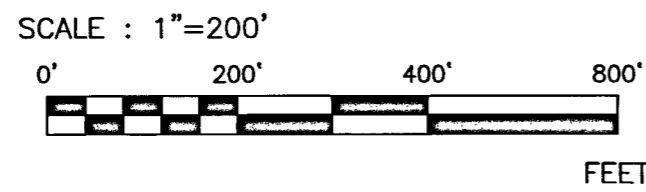


COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE SMART-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O. REG 216/10



AREAS
AREAS SHOWN ON THIS PLAN ARE IN SQUARE FEET AND CAN BE CONVERTED TO SQUARE METRES BY DIVIDING BY 10.76391.

PARTS 1 and 2 COMPRISES ALL OF PIN 75025-0035(LT) (INCLUSIVE)
PARTS 3, 4 and 5 COMPRISES ALL OF PIN 75025-0056(LT) (INCLUSIVE)
PART 5 IS SUBJECT TO EASEMENT AS IN INST. No. CE533159

PARTS SCHEDULE

PART	LOT	CONC.	P.I.N.	AREA
1	PART OF	CONCESSION	PART OF 75025-0035(LT)	47.93 ACRES 2087843.3 SQ.FT.
2	LOT 15		PART OF 75025-0035(LT)	1.07 ACRES 46613.1 SQ.FT.
3	PART OF	NORTH MIDDLE ROAD	PART OF 75025-0056(LT)	21.00 ACRES 914754.1 SQ.FT.
4			LOT 16	PART OF 75025-0056(LT)
5			PART OF 75025-0056(LT)	0.4 ACRES 19205.3 SQ.FT.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
DATE: APRIL 4, 2024
Bloss J. Sutherland
BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR

PLAN 12R-29682
RECEIVED AND DEPOSITED
DATE: 2024/04/10
Carmen O'Connell
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX No. (12)

PLAN OF SURVEY
OF
PART OF LOT 15 and LOT 16,
CONCESSION NORTH MIDDLE ROAD
(IN THE GEOGRAPHIC TOWNSHIP OF MAIDSTONE)
IN THE
MUNICIPALITY OF LAKESHORE
COUNTY OF ESSEX

BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, NAD83 UTM ZONE 17, (CSRS), (2010).

A CLOCKWISE ROTATION OF 01°09'25" MUST BE APPLIED TO 12R-13270 FOR COMPARISONS.
A CLOCKWISE ROTATION OF 01°07'10" MUST BE APPLIED TO 12R-7468 FOR COMPARISONS.
A COUNTER CLOCKWISE ROTATION OF 00°02'50" MUST BE APPLIED TO 12R-24061 FOR COMPARISONS.

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

DISTANCES

DISTANCES HEREON ARE HORIZONTAL GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999831803

LEGEND

- SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
- SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
- IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
- IB# DENOTES 3/4" DIAMETER X 2'-0" ROUND IRON BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1858
- WIT. DENOTES WITNESS
- (S) DENOTES SET
- (PROP) DENOTES SET PROPORTIONALLY
- (OU) DENOTES ORIGIN UNKNOWN
- (N.T.S.) DENOTES LINE NOT TO SCALE
- (S/W) DENOTES 3" X 3/8" SPIKE/WASHER
- (NBF) DENOTES NO BAR FOUND
- (D) DENOTES DEED INST. No.
- (P) DENOTES PLAN 12R-13270
- (P2) DENOTES PLAN 12R-14504
- (P4) DENOTES PLAN 12R-24061
- (P6) DENOTES PLAN 12R-13558
- (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
- (1858) DENOTES TOTAL TECH SURVEYING INC., O.L.S.
- (1194) DENOTES JOHN B. SMEETON INC., O.L.S.
- (1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (1341) DENOTES RICHARD W. MURRAY, O.L.S.
- ⊥ DENOTES PERPENDICULAR
- (M) DENOTES MEASURED
- (C) DENOTES CALCULATED
- (LT) DENOTES LAND TITLES
- ⊕ DENOTES SET BY INTERSECTION
- (P1) DENOTES PLAN 12R-7468
- (P3) DENOTES PLAN 12R-14451
- (P5) DENOTES PLAN 12R-13860

SURVEYOR'S CERTIFICATE

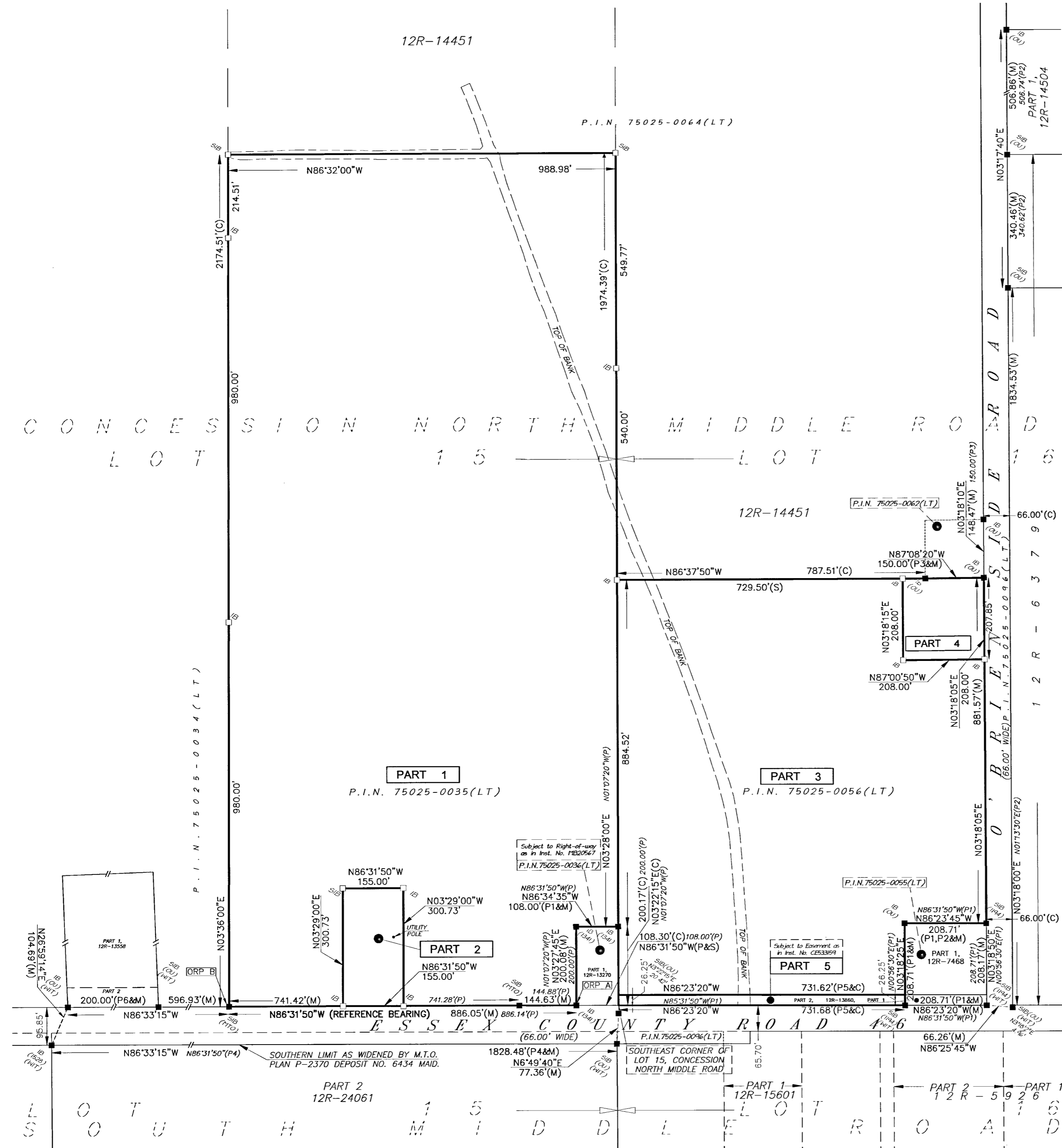
I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 28 TH DAY OF FEBRUARY, 2024.

DATE: APRIL 4, 2024

Bloss J. Sutherland
BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR
for TOTAL TECH SURVEYING INC.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2206734



Total Tech Surveying Inc.

341 Talbot St. N.
Units 2 & 3
Essex, ON N8M 2W3
(519) 776-9887

Drawn by: Y.J.P./W.R.G.	Checked by: B.J.S.	Job No: 2023-059	Plan File No: C2-376
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