

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

DATE: AUGUST 10, 2022

CHRYSTOPHER JOHN OYLER  
ONTARIO LAND SURVEYOR

PLAN 12—  
RECEIVED AND DEPOSITED

DATE: \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND REGISTRY DIVISION OF ESSEX (No. 12).

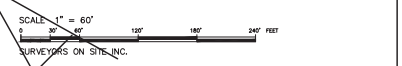
DATE: \_\_\_\_\_

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND REGISTRY DIVISION OF ESSEX (No. 12).

LAND TITLES SCHEDULE				
PART	LOT/BLOCK	CONVEYANCE	PIN	AREA (FT <sup>2</sup> )
1	PART OF LOT 284	CONVEYANCE SOUTH OF TALBOT ROAD	PIN 75017-0053 (LT)	311588.6
2	PART OF BLOCKS 25 & 26	PLAN TOWN OF ESSEX	PIN 75017-0053 (LT)	6971.8
3	ALL OF LOTS 1 TO 20 (INCLUSIVE), ALL OF ELIZABETH STREET AND ALL OF HARVEY STREET	REGISTERED PLAN 305	PIN 75017-0053 (LT)	703796.8
4	PART OF BLOCKS 25 & 26	PLAN TOWN OF ESSEX	PIN 75017-0053 (LT)	703796.8
5	PART OF COLLEGE STREET	REGISTERED PLAN 305	PIN 75017-0053 (LT)	39015.3
6	PART OF LOT 284	CONVEYANCE SOUTH OF TALBOT ROAD	PIN 75017-0047 (LT)	39015.3
7	PART OF COLLEGE STREET	REGISTERED PLAN 305	PIN 75017-0047 (LT)	39015.3
REGISTRY SCHEDULE				
8	PART OF LOT C AND PART OF LOTS 14 TO 20 (INCLUSIVE)	REGISTERED PLAN 320	PIN 75017-0072 (LT)	4237.3

PIN SUMMARY - PARTS 1, 2 AND 3 COMPRISE ALL OF OF PIN 75017-0053(LT).  
PART 4 COMPRISE ALL OF OF PIN 75017-0047(LT).  
PART 5 COMPRISE ALL OF OF PIN 75017-0072(LT).

PLAN OF SURVEY OF  
LOTS 1 TO 20 (INCLUSIVE)  
ALL OF ELIZABETH STREET (CLOSED BY E56480)  
ALL OF HARVEY STREET (CLOSED BY E56480)  
ALL OF COLLEGE STREET (CLOSED BY R1409549)  
REGISTERED PLAN 305  
AND  
PART OF LOT C AND  
PART OF LOTS 14 TO 20 (INCLUSIVE)  
REGISTERED PLAN 320  
AND  
PART OF BLOCKS 25 & 26  
PLAN TOWN OF ESSEX  
GEOGRAPHIC TOWNSHIP OF MAIDSTONE  
TOWN OF ESSEX  
AND  
PART OF LOT 284  
CONVEYANCE SOUTH OF TALBOT ROAD  
GEOGRAPHIC TOWNSHIP OF MAIDSTONE  
TOWN OF LAKESHORE  
COUNTY OF ESSEX



- LEGEND**
- MONUMENT PLANTED
  - MONUMENT FOUND
  - ▬ STANDARD IRON BAR
  - SSB SHORT STANDARD IRON BAR
  - ▬ IRON BAR
  - RB ROUND IRON BAR
  - CP PLASTIC CAP
  - CP CONCRETE PIN
  - S MEASURED SET
  - P1 PLAN 12R-25157
  - P2 PLAN 12R-28824
  - P3 VERHAEGEN, STURBERFIELD, HARTLEY, BREMER, REAGAN LTD.
  - 1201 CLARKE SURVEYORS INC.
  - 529 SURVEYORS ON SITE INC.
  - OU ORIGIN UNKNOWN

**NOTES**

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

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999855196.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (POINTS ON MONUMENTS (O) AND (X) AS SHOWN HEREON, HAVING A GRID BEARING OF N80°07'00"W, NAD83 CSRS (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (87° W LONGITUDE).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
P1 - 1°06'50" CLOCKWISE

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (POINTS (O) AND (X) AS SHOWN HEREON, HAVING A GRID BEARING OF N80°07'00"W, NAD83 CSRS (2011.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (87° W LONGITUDE).

COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(3) OF OREG. 216(7).

POINT ID	NORTHING	EASTING
(O)	15325395.09	1144748.89
(O)	15329463.36	11443754.89
(O)	15328453.50	11442575.87

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



**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, REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 12th DAY OF MAY, 2022.

AUGUST 10, 2022

CHRISTOPHER JOHN OYLER  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER V-29144.

3560 WALKER ROAD  
WINDSOR, ONTARIO  
N9W 3S4  
519-818-0767  
www.surveyorsonsite.com

DRAWN BY: SJP    CHECKED BY: CAD    DATE: AUGUST 10, 2022    FILE: 2022-304 PLAN