

LOT 285
SOUTH OF TALBOT ROAD
PART 5, PLAN 12R--8097

PLAN 12-
RECEIVED AND DEPOSITED

DATE: AUGUST 10, 2022

CHRISTOPHER JOHN OYLER
ONTARIO LAND SURVEYOR

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

DATE: _____

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

LAND TITLES SCHEDULE				
PART	LOT/BLOCK	CONCESSION	PIN	AREA (FT ²)
1	PART OF LOT 284	CONCESSION SOUTH OF TALBOT ROAD	PIN 75017-0053 (LT)	311588.6
2	PART OF BLOCKS 25 & 26	PLAN TOWN OF ESSEX	PART OF 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	PART OF PIN 75017-0053 (LT)	703796.8
	PART OF BLOCKS 25 & 26	PLAN TOWN OF ESSEX		
	PART OF COLLEGE STREET	REGISTERED PLAN 305		
4	PART OF LOT 284	CONCESSION SOUTH OF TALBOT ROAD	PIN 75017-0047 (LT)	39015.3
REGISTRY SCHEDULE				
5	PART OF LOT C AND PART OF LOTS 14 TO 20 (INCLUSIVE)	REGISTERED PLAN 320	ALL OF PIN 75017-0072 (R)	4237.3

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

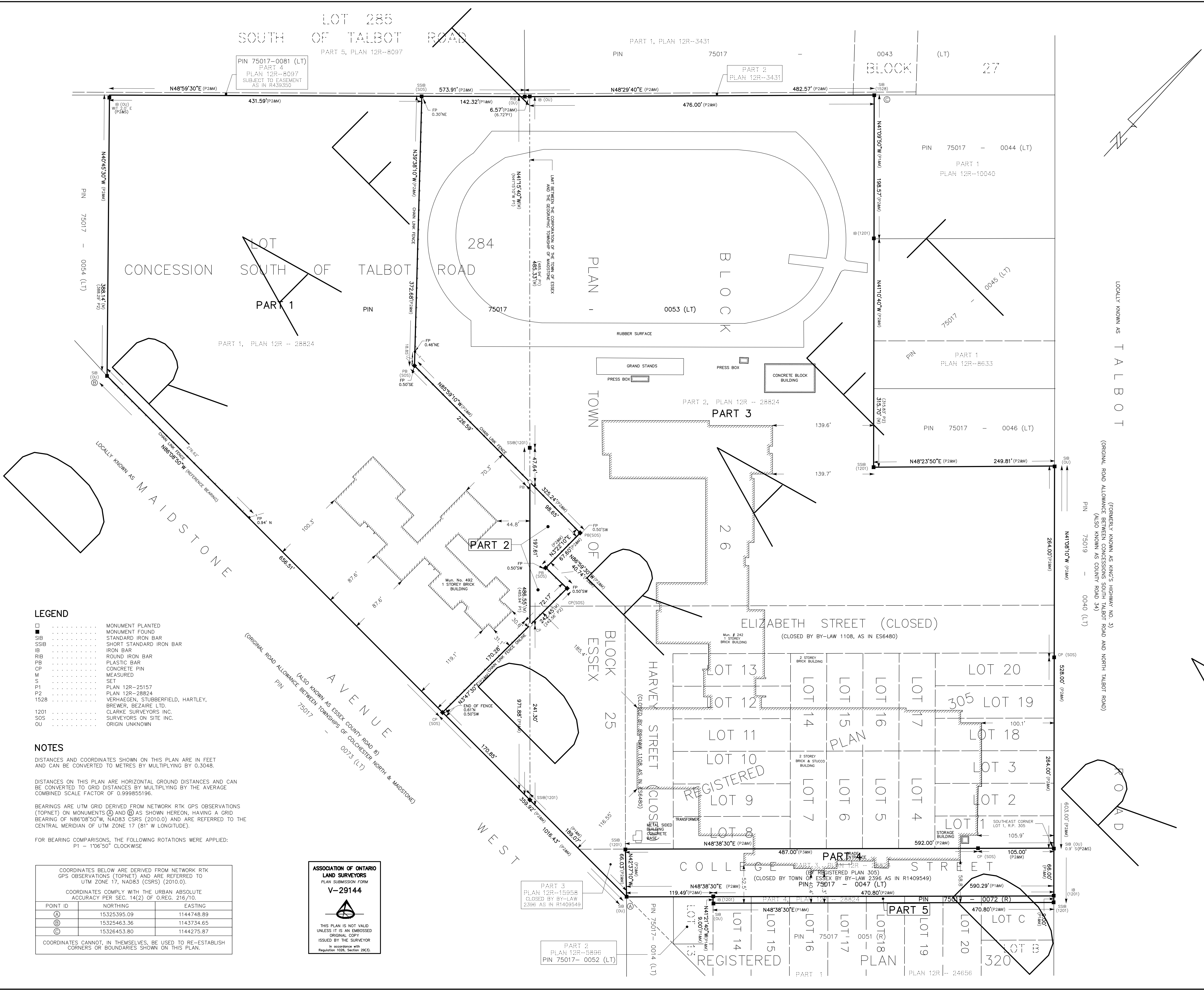
PLAN OF SURVEY OF
LOTS 1 TO 20 (INCLUSIVE)
ALL OF ELIZABETH STREET (CLOSED BY ES6480)
ALL OF HARVEY STREET (CLOSED BY ES6480)
ALL OF COLLEGE STREET (CLOSED BY R1409549)
REGISTERED PLAN 305
AND
PART OF LOT C AND
PART OF LOTS 14 TO 20 (INCLUSIVE)
REGISTERED PLAN 320
AND
PART OF BLOCKS 25 & 26
PLAN TOWN OF ESSEX
GEOGRAPHIC TOWNSHIP OF MAIDSTONE
TOWN OF ESSEX
AND
PART OF LOT 284
CONCESSION SOUTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MAIDSTONE
TOWN OF LAKESHORE
COUNTY OF ESSEX

SCALE 1" = 60'
0 30' 60' 120' 180' 240' FEET
SURVEYORS ON SITE INC.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE LAND TITLES ACT, REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
2. 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 AOLS PLAN SUBMISSION FORM NUMBER V-29144.

SOS
SURVEYORS ON SITE INC.
3560 WALKER ROAD
WINDSOR, ONTARIO
N8W 3S4
519-818-0767
www.surveyorsonsite.com

DRAWN BY: SJP CHECKED BY: CJO DATE: AUGUST 10, 2022 FILE: 2022-304.RPLAN



LEGEND

□	MONUMENT PLANTED
■	MONUMENT FOUND
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
RIB	ROUND IRON BAR
PB	PLASTIC BAR
CP	CONCRETE PIN
M	MEASURED
S	SET
P1	PLAN 12R-25157
P2	PLAN 12R-28824
1528	VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZARIE LTD.
1201	CLARKE SURVEYORS INC.
SOS	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 (TOPNET) ON MONUMENTS (O) AND (A) AS SHOWN HEREON, HAVING A GRID BEARING OF N86°08'50"W, NAD83 CSRS (2010.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° W LONGITUDE).

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

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (TOPNET) AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES COMPLY WITH THE URBAN ABSOLUTE ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
(A)	15325395.09	1144748.89
(O)	15325463.36	1143734.65
(C)	15326453.80	1144275.87

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

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-29144
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1025, Section 24(3).

PART 3
PLAN 12R-15858
CLOSED BY BY-LAW 2396 AS IN R1409549

PART 2
PLAN 12R-8898
PIN 75017-0052 (LT)

PART 4
PLAN 12R-28824
PIN 75017-0047 (LT)

PART 5
PLAN 12R-24856
PIN 75017-0072 (R)

LOCALLY KNOWN AS TALBOT (FORMERLY KNOWN AS KING'S HIGHWAY NO. 3)
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS SOUTH TALBOT ROAD AND NORTH TALBOT ROAD)
PIN 75019 - 0040 (LT)

LOCALLY KNOWN AS MAIDSTONE (ALSO KNOWN AS ESSEX COUNTY ROAD 8)
PIN 75017 - 0073 (LT)

LOCALLY KNOWN AS T ALB OT (FORMERLY KNOWN AS KING'S HIGHWAY NO. 3)
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS SOUTH TALBOT ROAD AND NORTH TALBOT ROAD)
PIN 75019 - 0040 (LT)