

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

PLAN 12R-29109

Received and deposited

August 5th, 2022

Tannaz Hemmati

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 60.0 100.0 FEET

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

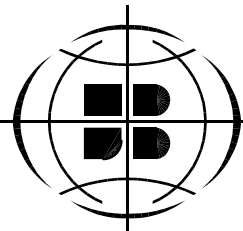
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB 16 DENOTES 16mm X 16mm X 0.61m IRON BAR
IB 19 DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
PB DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS I DENOTES PERPENDICULAR
(S) DENOTES SET (N) 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.
(N) 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:
- 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.
 - THIS SURVEY WAS COMPLETED ON THE 20th DAY OF JUNE, 2022

DATE 2022-08-03
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2195129



VERHAEGEN
LAND SURVEYORS
A Division of
J. D. Barnes Limited
187 TALBOT ST E, LEAMINGTON, ON, N8H 1L8
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