

SCHEDULE		
PART	LOT	CON/PLAN
1		
2	PART OF LOT 285	CONCESSION SOUTH OF TALBOT ROAD
3		
4		
5		
6	ALL OF BLOCK 7	REGISTERED PLAN 12M-545
7		
8		

PLAN 12R-29980
 Received and deposited
 January 3rd, 2025
 Therese Labonte-
 Iarocque
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Essex (No.12)

PARTS 4, 7 AND 8 ARE SUBJECT TO EASEMENTS AS IN CE79637.
 PART 4 IS SUBJECT TO EASEMENTS AS IN CE119430.
 PARTS 6 AND 7 ARE SUBJECT TO AN EASEMENT AS IN CE1063352.

PLAN OF SURVEY
 OF
BLOCK 7
REGISTERED PLAN 12M-545,
 AND
PART OF LOT 285
CONCESSION SOUTH OF TALBOT ROAD
 GEOGRAPHIC TOWNSHIP OF COLCHESTER NORTH
 NOW IN THE
TOWN OF ESSEX
COUNTY OF ESSEX
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
 SCALE: 1"=20'
 0 10.0 20.0 40.0 60.0 FEET
 100.0 METERS

THE INTENDED PRINT SIZE OF THIS PLAN IS 48 INCHES IN WIDTH BY 36 INCHES 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 METERS BY MULTIPLYING BY 0.3048

LEGEND AND NOTES
 BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL-TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 BY WEST LONGITUDE MARKS (2010.0).
 DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999803.
 ALL SET SB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 522.01.
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET
 ○ DENOTES STANDARD IRON BAR
 ○ DENOTES SHORT STANDARD IRON BAR
 ○ DENOTES ROUND IRON BAR
 ○ DENOTES CUT-CROSS
 ○ DENOTES STEEL PIN
 ○ DENOTES PLASTIC BAR
 ○ DENOTES WITNESS
 ○ DENOTES MEASURED
 ○ DENOTES SET
 ○ DENOTES PERPENDICULAR
 ○ DENOTES ORIGIN UNKNOWN
 ○ DENOTES OBSERVED REFERENCE POINT
 ○ DENOTES PLAN 12M-545
 ○ DENOTES PLAN 12R-2890
 ○ DENOTES PLAN 12R-21870
 ○ DENOTES PLAN 12R-21183
 ○ DENOTES PLAN 12R-29127
 ○ DENOTES PLAN 12R-29151
 ○ DENOTES PLAN 12R-29151
 ○ DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.
 ○ DENOTES J.D. BARNES LIMITED, O.L.S.
 ○ DENOTES KENAGHAN LAND SURVEYORS, O.L.S.
 ○ DENOTES CLARKE SURVEYORS INC., O.L.S.

NOTE 1: SUBJECT TO AN EASEMENT AS IN CE1099984.
NOTE 2: SUBJECT TO AN EASEMENT AS IN CE1118860.
NOTE 3: SUBJECT TO AN EASEMENT AS IN CE1104038.
NOTE 4: SUBJECT TO AN EASEMENT AS IN CE1117126.
NOTE 5: SUBJECT TO AN EASEMENT AS IN CE1117413.
NOTE 6: SUBJECT TO AN EASEMENT AS IN CE1117381.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. 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.
 2. THIS SURVEY WAS COMPLETED ON THE 10th DAY OF DECEMBER, 2024.
 DATE: DECEMBER 17, 2024
 ALEC S. MANTHA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2218422.

VERHAEGEN
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 544 OTTAWA STREET, WINDSOR, ON, N9K 2E1
 T: (519) 254-1772 F: (519) 254-1791 www.jdbarnes.com

DRAWN BY: D.J. CHECKED BY: OLS REFERENCE NO.: 21-47-578-05
 CAD FILE: 21-47-578-05.dwg E-12M-545-BLK 7 CAD DATE: December 18th, 2024

INTEGRATION DATA

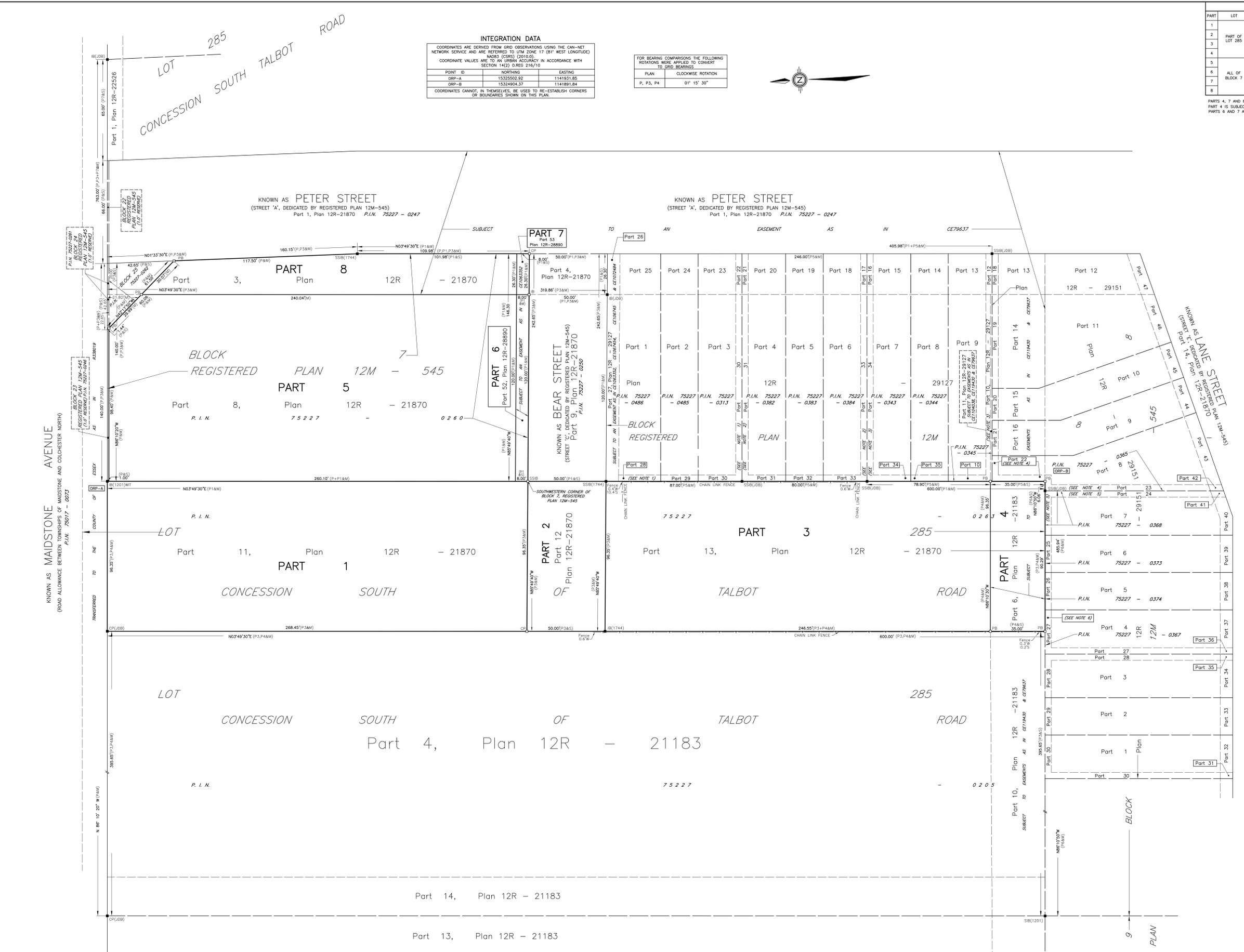
COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) MARKS (2010).
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(3) OREG. 516/10.

POINT ID	NORTHING	EASTING
ORP-A	1532502.92	1141931.85
ORP-B	15324904.37	1141891.84

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, P.3, P.4	01° 15' 30"



Part 14, Plan 12R - 21183
 Part 13, Plan 12R - 21183