PLAN OF SURVEY OF

LOTS 34 TO 41 (INCLUSIVE)
REGISTERED PLAN 12M–478

GEOGRAPHIC TOWNSHIP OF COLCHESTER NORTH

TOWN OF ESSEX

COUNTY OF ESSEX

SCALE 1 : 500 METRES

0 2 4 6 8 10 15 20 40 60

SURVEYORS ON SITE INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

LEGEND

□	MONUMENT PLANTED
■	MONUMENT FOUND
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
M	MEASURED
S	SET
P1	REGISTERED PLAN 12M–478
1528	VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC.
BF	BOARD FENCE
FD	FOUND
RP	REGISTERED PLAN

SCHEDULE

PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA (m^2)
1	41	12M–478	PIN 01514–0801 (LT)	778.8
2				388.6
3	40		PIN 01514–0800 (LT)	775.3
4				388.6
5	39		PIN 01514–0799 (LT)	774.4
6				388.6
7	38		PIN 01514–0798 (LT)	773.8
8				388.6

SCHEDULE

PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA (m^2)
9	37	12M–478	PIN 01514–0797 (LT)	781.6
10				388.6
11	36		PIN 01514–0796 (LT)	796.9
12				388.6
13	35		PIN 01514–0795 (LT)	796.0
14				388.6
15	34		PIN 01514–0794 (LT)	779.1
16				388.6

GEOGRAPHIC TOWNSHIP OF COLCHESTER NORTH

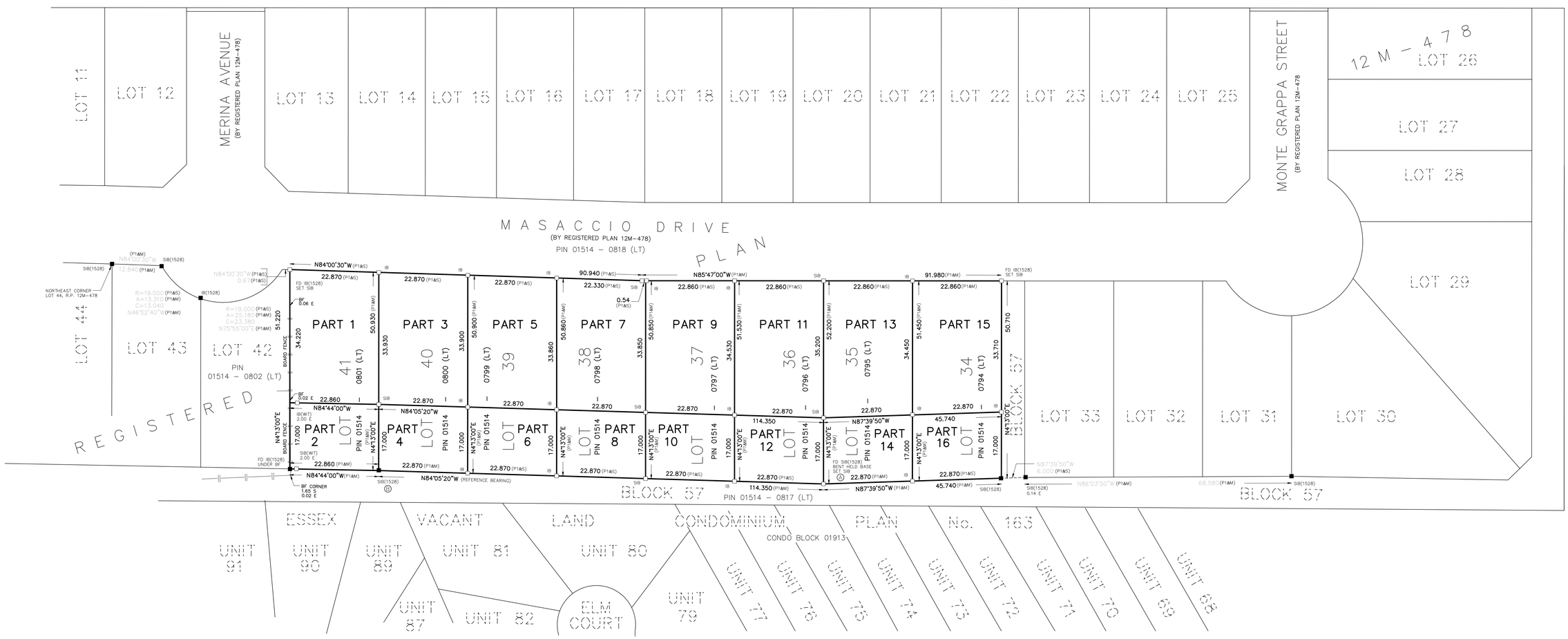
PLAN 12R-30126

Received and deposited

May 22nd, 2025

Silva Prantera

Representative for the Land Registrar for the Land Titles Division of Essex (No.12)



NOTES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING 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 0.999900740.

BEARINGS ARE UTM GRID DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) ON MONUMENTS Ⓐ AND Ⓑ AS SHOWN HEREON, HAVING A GRID BEARING OF N84°05'20"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°21'40" CLOCKWISE.

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. THE SURVEY WAS COMPLETED ON THE 21th DAY OF APRIL, 2025.

MAY 14, 2025

R. Wannack

ROBERT WANNACK
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V–92771

COORDINATES BELOW ARE DERIVED FROM NETWORK RTK GPS OBSERVATIONS (SMARTNET) 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
Ⓐ	4668046.171	337680.451
Ⓑ	4668057.945	337566.721

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

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

DRAWN BY: SJP	CHECKED BY: RW	DATE: MAY 14, 2025	FILE: 2024–436 RPLAN