

PLAN OF SURVEY OF
LOTS 34 TO 41 (INCLUSIVE)
REGISTERED PLAN 12M-478
 GEOGRAPHIC TOWNSHIP OF COLCHESTER NORTH
TOWN OF ESSEX
 COUNTY OF ESSEX

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



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.

SCHEDULE					SCHEDULE				
PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA (m ²)	PART	ALL OF LOT	REGISTERED PLAN	ALL OF PIN	AREA (m ²)
1	41	12M-478	PIN 01514-0801 (LT)	778.8	9	37	12M-478	PIN 01514-0797 (LT)	781.6
2				388.6	10				388.6
3	40		PIN 01514-0800 (LT)	775.3	11	36		PIN 01514-0796 (LT)	796.9
4				388.6	12				388.6
5	39		PIN 01514-0799 (LT)	774.4	13	35		PIN 01514-0795 (LT)	796.0
6				388.6	14				388.6
7	38		PIN 01514-0798 (LT)	773.8	15	34		PIN 01514-0794 (LT)	779.1
8				388.6	16				388.6

GEOGRAPHIC TOWNSHIP OF COLCHESTER NORTH

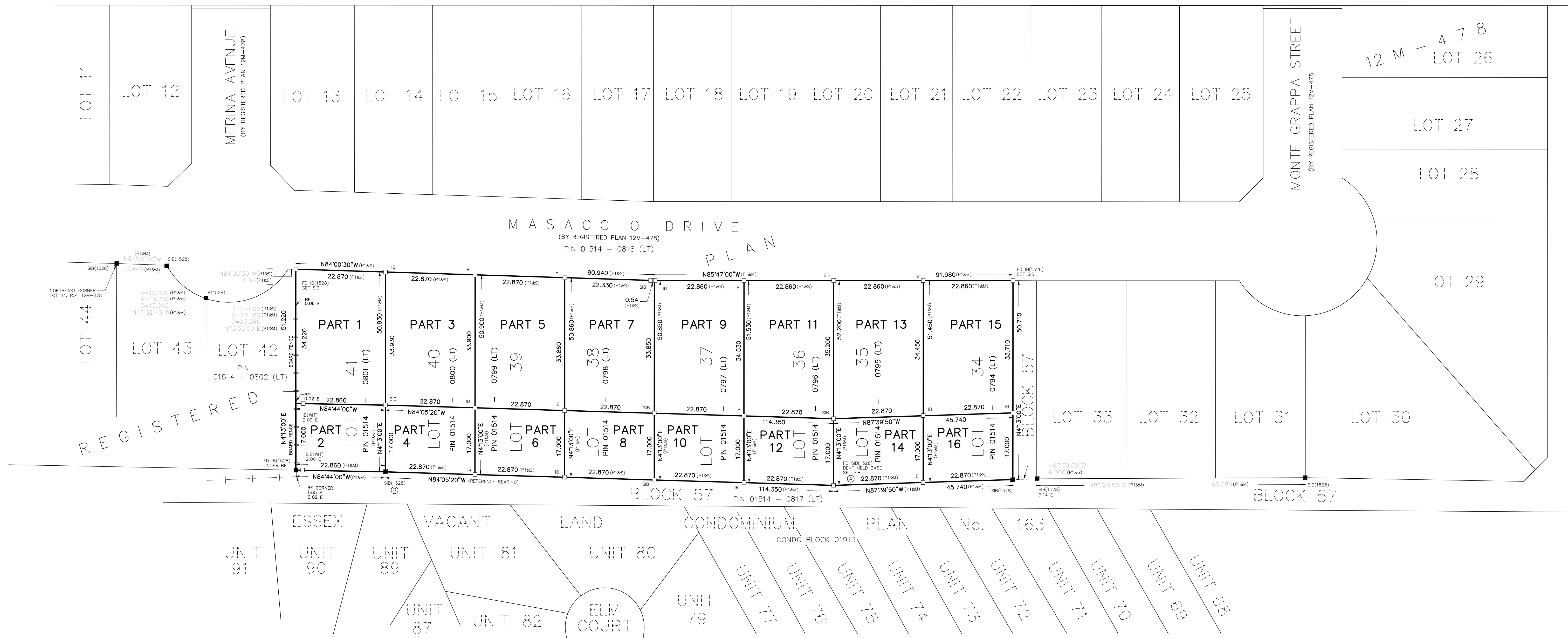
PLAN 12R-30126

Received and deposited

May 22nd, 2025

Silva Pranter

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 (A) AND (B) 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:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21st 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
(A)	4668046.171	337680.451
(B)	4668057.945	337566.721
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



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