

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE SMART-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O. REG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	15276382.08	1139052.38
ORP-B	15276289.92	1140358.14
ORP-C	15274934.85	1139641.47
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



PARTS SCHEDULE				
PART	LOT	CONC	P.I.N.	AREA(sq.ft.)
1	PART OF LOT 17	CONCESSION	PART OF 75196-0219(LT)	299706.8 Sq.Ft. 6.88 Acres
2	PART OF LOT 17		PART OF 75196-0219(LT)	218585.2 Sq.Ft. 5.02 Acres

PARTS 1 & 2 (INCLUSIVE) COMPRISES ALL OF PIN 75196-0219(LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

DATE: FEBRUARY 17, 2021

Bloss J. Sutherland

BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR

PLAN 12R-28527

RECEIVED AND DEPOSITED

DATE: 2021/02/17

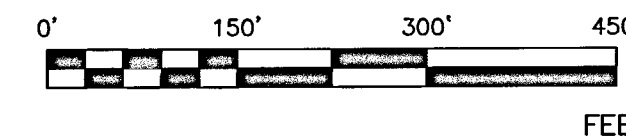
Silvia Franka

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

PLAN OF SURVEY
OF
PART OF LOT 17, CONCESSION 2
(IN THE GEOGRAPHIC TOWNSHIP OF COLCHESTER SOUTH)
IN THE
TOWN OF ESSEX
COUNTY OF ESSEX, ONTARIO

TOTAL TECH SURVEYING INC.

SCALE : 1"=150'



BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS A, B AND C, BY REAL TIME NETWORK (RTN) OBSERVATIONS, NAD83 UTM ZONE 17, (CSRS), (2010).

A CLOCKWISE ROTATION OF 1°03'13" MUST BE APPLIED TO PLAN 12R-16792 FOR COMPARISON.

A CLOCKWISE ROTATION OF 1°13'50" MUST BE APPLIED TO PLAN (P2) BELOW FOR COMPARISON.

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

DISTANCES

DISTANCES HEREON ARE HORIZONTAL GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999859177

AREAS

AREAS SHOWN ON THIS PLAN ARE IN SQUARE FEET AND CAN BE CONVERTED TO SQUARE METRES BY DIVIDING BY 10.76391.

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.
- THE SURVEY WAS COMPLETED ON THE 9th DAY OF DECEMBER, 2020.

DATE: FEBRUARY 17, 2021

Bloss J. Sutherland

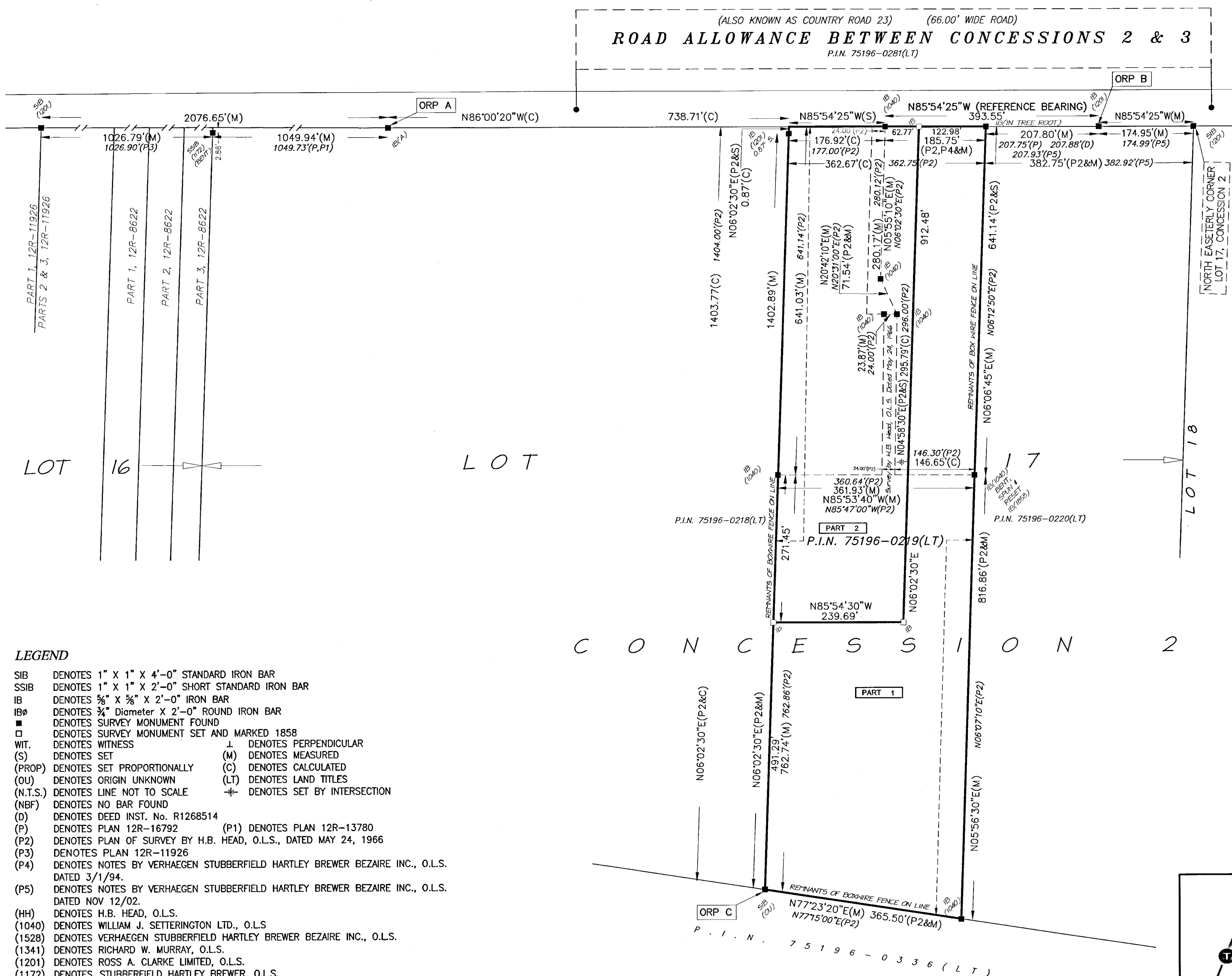
BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR
for TOTAL TECH SURVEYING INC.



**Total
Tech
Surveying Inc.**

341 Talbot St. N.
Units 2 & 3
Essex, ON N8M 2W3
(519) 776-9887

Drawn by: W.R.G. Checked by: B.J.S. Job No: 2020-372 Plan File No: C-358



LEGEND

- SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
IBØ DENOTES 3/4" Diameter X 2'-0" ROUND IRON BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1858
WIT. DENOTES WITNESS
(S) DENOTES SET
(P) DENOTES SET PROPORTIONALLY
(OU) DENOTES ORIGIN UNKNOWN
(N.T.S.) DENOTES LINE NOT TO SCALE
(NBF) DENOTES NO BAR FOUND
(D) DENOTES DEED INST. No. R1268514
(P) DENOTES PLAN 12R-16792
(P2) DENOTES PLAN OF SURVEY BY H.B. HEAD, O.L.S., DATED MAY 24, 1966
(P3) DENOTES PLAN 12R-11926
(P4) DENOTES NOTES BY VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S. DATED 3/1/94.
(P5) DENOTES NOTES BY VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S. DATED NOV 12/02.
(HH) DENOTES H.B. HEAD, O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON LTD., O.L.S.
(1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1341) DENOTES RICHARD W. MURRAY, O.L.S.
(1201) DENOTES ROSS A. CLARKE LIMITED, O.L.S.
(1172) DENOTES STUBBERFIELD HARTLEY BREWER, O.L.S.