LEGEND:

□	DENOTES SURVEY MONUMENT SET
■	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
RIB	DENOTES 30mm DIAMETER ROUND IRON BAR
RIB	DENOTES 0.150m LONG STANDARD IRON BAR IN ROCK
RP	DENOTES 19mm DIAMETER ROCK POST
CC	DENOTES CUT CROSS
CM	DENOTES CONCRETE MONUMENT
OU	DENOTES ORIGIN UNKNOWN
WIT	DENOTES WITNESS
M	DENOTES MEASURED
S	DENOTES SET
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
SCP	DENOTES SPECIFIED CONTROL POINTS
1017	DENOTES CALLON, DIETZ, O.L.S.'s
1201	DENOTES CLARKE SURVEYORS INCORPORATED
HR	DENOTES HOLSTEAD AND REDMORE, O.L.S.'s
MTO	DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
P1	DENOTES PLAN 12R-21183
P2	DENOTES PLAN 12R-21870
S.T.R.	DENOTES SOUTH OF TALBOT ROAD

NOTES:

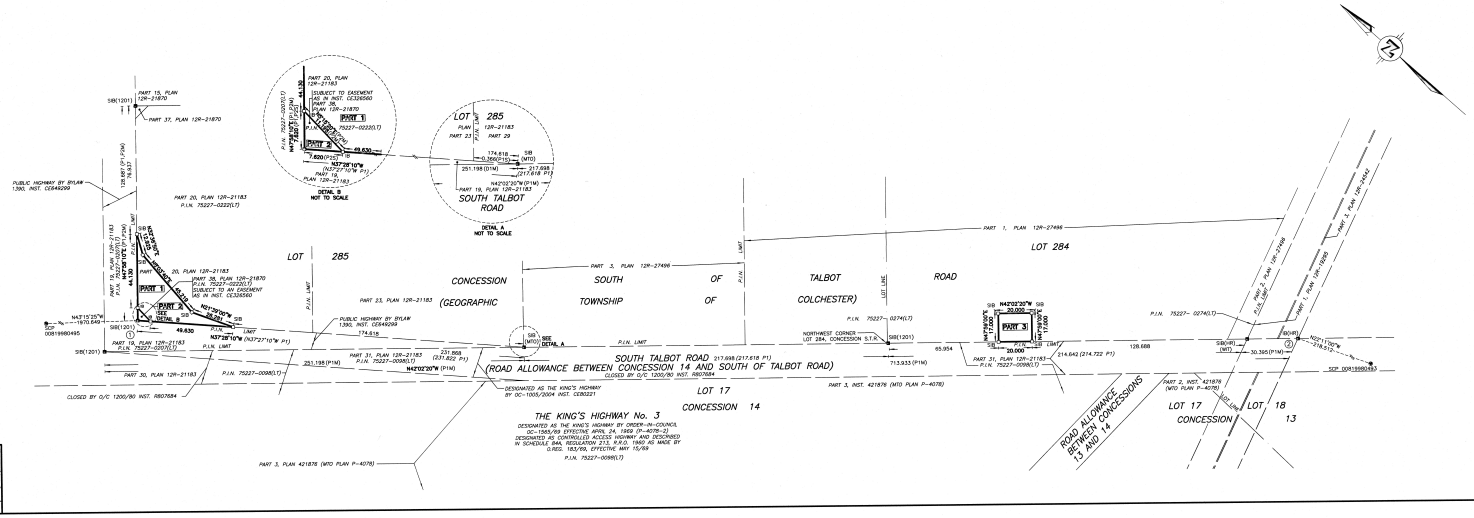
UNLESS OTHERWISE NOTED ALL DIMENSIONS SHOWN ARE MEASURED

BEARINGS ARE M.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 00819980495 AND 00819980493, MTM ZONE 11, NAD83 (ORIGINAL)

FOR COMPARISON, A ROTATION OF 0°15'10" CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999

SPECIFIED CONTROL POINTS (SCP's): MTM ZONE 11, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 00819980495	4672267.52	274845.99
SCP 00819980493	4670082.53	276729.66
PLAN COORDINATES, MTM ZONE 11, NAD83 (ORIGINAL)		
1	4670813.48	276196.30
2	4670384.54	276647.16
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		



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

DATE 4 March 2019

J. ANDREW SMITH, O.L.S.

PLAN 12R- 27717

RECEIVED AND DEPOSITED

DATE 2019-03-05

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (No. 12)

SCHEDULE

PART	LOT	CONCESSION	P.I.N.	AREA (sq.m.)	NAME OF MOST RECENT TRANSFEREE
1	PART OF 285	SOUTH OF TALBOT ROAD	PART OF 75227-0222(LT)	253.9	2564014 ONTARIO INC.
2	PART OF 285	SOUTH OF TALBOT ROAD	PART OF 75227-0222(LT)	25.9	2564014 ONTARIO INC.
3	PART OF 284	SOUTH OF TALBOT ROAD	PART OF 75227-0274(LT)	340.0	1954990 ONTARIO INC.

PART 1 AND 3 COMPRISE PART OF P.I.N. 75227-0222(LT)
PART 2 SUBJECT TO AN EASEMENT AS IN INST. CE338560
PART 3 COMPRISES PART OF P.I.N. 75227-0274(LT)

PLAN OF SURVEY
OF PART OF
LOTS 284 AND 285, CONCESSION SOUTH OF TALBOT ROAD
(GEOGRAPHIC TOWNSHIP OF COLCHESTER)
TOWN OF ESSEX
COUNTY OF ESSEX
SCALE 1:1000 (METRIC)

15 7.5 0 15 30 45 60 75
[SCALE IN METRES]

J. ANDREW SMITH
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 28th DAY OF FEBRUARY, 2019.

4 March 2019
DATE

J. ANDREW SMITH
ONTARIO LAND SURVEYOR

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

MTO USE ONLY

HWY 3 INDEXED UNDER TOWNSHIP OF COLCHESTER NORTH	W.O. 317-98-00-PR1	REFERENCE PLAN TYPE 'V' P-4078-17
	FILE: 300N / P-4078-17.dwg WEST REGION	

Callon Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY ST. THOMAS
info@callondietz.com callondietz.com

RETAINER 52

SURVEY BY: BG | DRAWN BY: KC | FILE No: 18-22408 | PLAN No: P-1163

100.00 m