



PART	LOT	CON/PLAN	P.I.N.	AREA
1	LOT 6	REGISTERED PLAN 12M-684	75199-0290	628.1 sq m
2				57.4 sq m
3	LOT 10		75199-0294	398.2 sq m
4				397.3 sq m
5	LOT 11		75199-0295	396.3 sq m
6				395.4 sq m
7	LOT 12		75199-0296	394.5 sq m
8				393.6 sq m
9	LOT 13		75199-0297	392.6 sq m
10				391.7 sq m

PLAN OF SURVEY
OF
LOTS 6, 10 to 16 (INCLUSIVE)
REGISTERED PLAN 12M-684
GEOGRAPHIC TOWNSHIP OF COLCHESTER SOUTH
NOW IN THE
TOWN OF ESSEX
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD

SCALE = 1:500



THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:500

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

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG E216/10.		
POINT ID	NORTHING	EASTING
ORP-A	4654579.32	340894.25
ORP-B	4654561.43	341141.95
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND AND NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY
REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999885

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SEB DENOTES 25mm x 25mm x 1.22m STANDARD IRON BAR

SIB DENOTES 25mm x 25mm x 0.61m SHALLOW STANDARD IRON BAR

IB DENOTES 19mm x 19mm x 1.83m IRON BAR

IB S DENOTES 19mm diameter x 0.61m ROUND IRON BAR

CS DENOTES CUT-CRIS

CP DENOTES 5mm x 50mm STEEL PIN

PB DENOTES PLASTIC BAR

SM DENOTES SURVEY MONUMENT FOUND

(S) DENOTES SURVEY MONUMENT SET AND MARKED 1744

INT. DENOTES INTERIOR ORTHOGONAL PERPENDICULAR

(S) DENOTES SITE (M) DENOTES MEASURED (I) DENOTES INST. NO.

ORF DENOTES OBSERVED REFERENCE POINT

SEB AND PFB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF O.R.G. 525/91.

(S/P) DENOTES SET PROPORTIONALLY (NI) DENOTES NOT IDENTIFIABLE

(P) DENOTES PLAN 12M-60M

(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.

(JH) DENOTES J.D. BARNES, O.L.S.

(KVL) DENOTES VERHAEGEN & BEZARE LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE

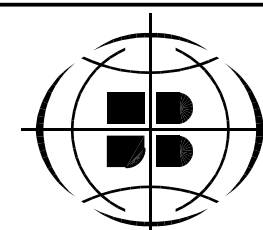
I CERTIFY THAT:

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 _____ DAY OF _____

DATE _____

ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXXX



VERHAEGEN
LAND SURVEYORS
A Division of
J. D. Barnes Limited

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MAPPING
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DRAWN BY: CMM	CHECKED BY: AM	REFERENCE NO.: 20-48-131-05
CAD Date: March 18th, 2022 CAD File: 20-48-131-05.dwg		FILE NO.: E-12M-684-1