

**PARTS SCHEDULE**

PART	LOT	CON/PLAN	P.I.N.	AREA (m <sup>2</sup> )
1	PART OF LOTS 1 & 2 (in Block 1)	REGISTERED PLAN 256	ALL OF 01172 - 0209	
2	PART OF LOT 1 (in Block 1)			
3				
4	PART OF LOT 2 (in Block 1)			ALL OF 01172 - 0210

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

DATE \_\_\_\_\_

ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

**PLAN 12R-**  
RECEIVED AND DEPOSITED

DATE \_\_\_\_\_

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

PART 4 IS SUBJECT TO EASEMENT AS IN R343962.

**WYANDOTTE STREET EAST** (DEDICATED BY REGISTERED PLAN 256)

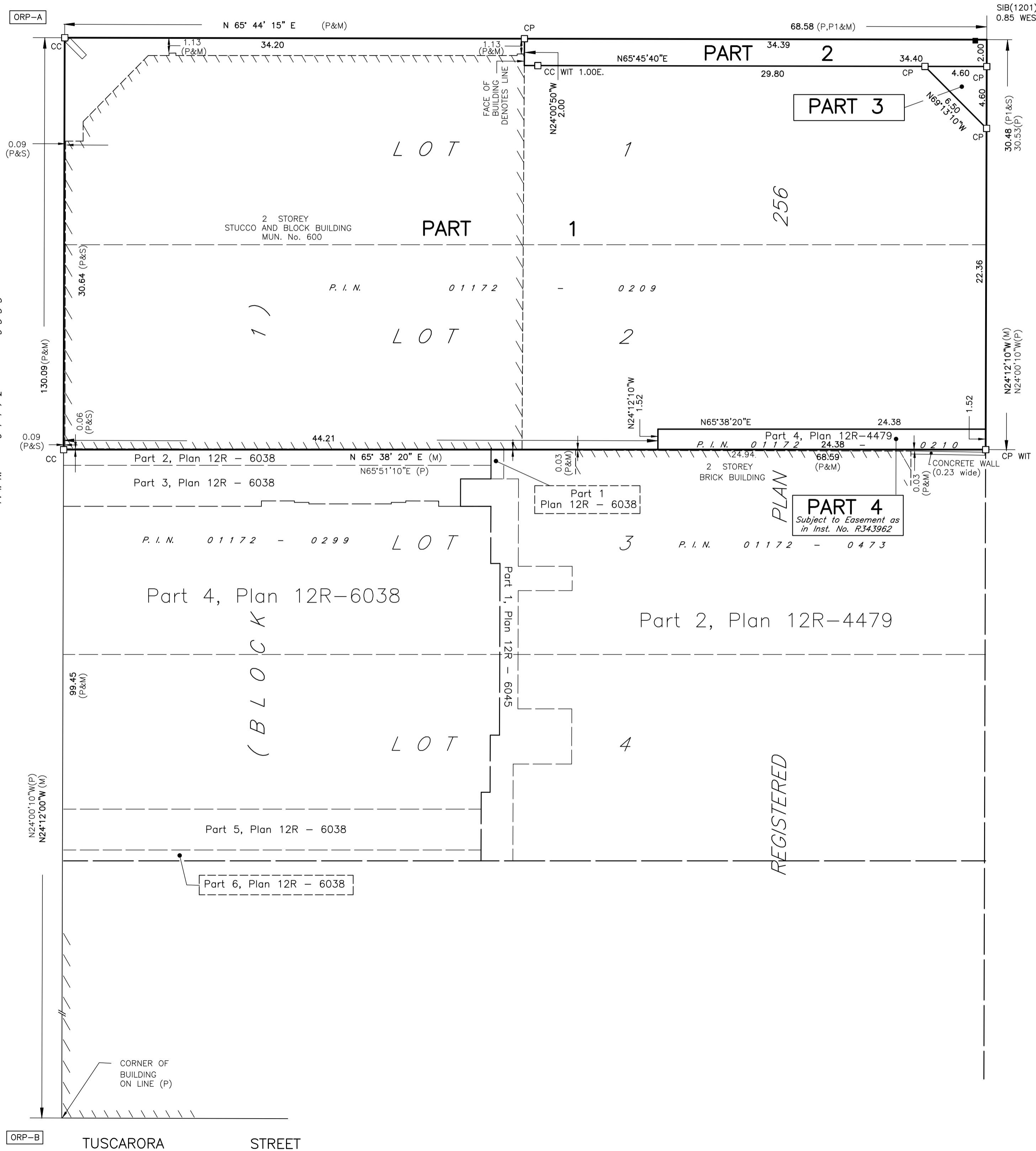
P.I.N. 01172 - 0495

**OUELLETT AVENUE** (DEDICATED BY REGISTERED PLAN 256)

P.I.N. 01172 - 0355

**DUFFERIN PLACE** (DEDICATED BY REGISTERED PLAN 256)

P.I.N. 01172 - 0353



**PLAN OF SURVEY**  
OF  
**LOTS 1 and 2, (in Block 1)**  
**REGISTERED PLAN 256**  
IN THE  
**CITY OF WINDSOR**  
**COUNTY OF ESSEX, ONTARIO**  
VERHAEGEN LAND SURVEYORS

SCALE = 1:200



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

**LEGEND AND NOTES**

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999923

- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
  - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
  - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
  - IB # DENOTES 19mm diameter X 0.61m ROUND IRON BAR
  - CC DENOTES CUT-CROSS
  - CP DENOTES 5mm X 50mm STEEL PIN
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET AND MARKED 1744
  - WIT. DENOTES WITNESS
  - ⊥ DENOTES PERPENDICULAR
  - (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
  - ORP DENOTES OBSERVED REFERENCE POINT
  - SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
  - (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
  - (P) DENOTES PLAN OF SURVEY PER 1201, Dated March 24, 2020, Plan File 2020DAT1
  - (P1) DENOTES REGISTERED PLAN 256
  - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.

**INTEGRATION DATA**

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-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	N4686659.10	E332166.05
ORP-B	N4686540.46	E332219.37

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

**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.
- THIS SURVEY WAS COMPLETED ON THE 11th DAY OF JANUARY, 2022

DATE JANUARY 12, 2022

ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

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

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
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SURVEYING  
MAPPING  
GIS

DRAWN BY: NMG	CHECKED BY: A.S.M.	REFERENCE NO.: 21-47-622-00
FILE: E-256-BLOCK 1-0	CAD Date: January 14, 2022 3:10 PM CAD File: 21-47-622-00.dwg	

8/20/22 1:58:00 PM (0.5 m²)