

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	15357868.44	1090113.22
ORP-B	15357957.81	1090379.38
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISON, A ROTATION OF 1° 29' 20" CLOCKWISE WAS APPLIED TO (P) TO CONVERT TO GRID BEARINGS.

PARTS SCHEDULE

PART	LOT	PLAN	P.I.N.	AREA
1	PART OF LOTS 406 & 407	REGISTERED PLAN 1295	ALL OF 01277-0275	6,374 Sq.Ft.
2	PART OF LOTS 406 & 407			8,031 Sq.Ft.

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)

PLAN OF SURVEY  
OF  
LOTS 406 and 407,  
REGISTERED PLAN 1295

IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO  
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED

SCALE : 1"=20'  
0 10.0 20.0 40.0 60.0 100.0  
FEET

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM\_ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999897.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

■	DENOTES SURVEY MONUMENT FOUND	WIT	DENOTES WITNESS
□	DENOTES SURVEY MONUMENT SET	M	DENOTES MEASURED
SIB	DENOTES STANDARD IRON BAR	S	DENOTES SET
SSIB	DENOTES SHORT STANDARD IRON BAR	L	DENOTES PERPENDICULAR
IB	DENOTES IRON BAR	D	DENOTES DEED
PB	DENOTES PLASTIC BAR	OU	DENOTES ORIGIN UNKNOWN
CP	DENOTES STEEL PIN		
CC	DENOTES CUT-CROSS		
ORP	DENOTES OBSERVED REFERENCE POINT		
(P)	DENOTES REGISTERED PLAN 1295		
(P1)	DENOTES PLAN OF SURVEY BY(1194) DATED JULY 24, 1975. (4V-3608)		
(P2)	DENOTES PLAN OF SURVEY BY(SHB) DATED JULY 10, 1989. (A-905)		
(P3)	DENOTES PLAN 12R-1084		
(FN)	DENOTES FIELD NOTE BY(A) DATED MAY 18, 1954. (T102/32)		
(JDB)	DENOTES J.D. BARNES LIMITED		
(1744)	DENOTES VERHAEGEN LAND SURVEYORS		
(1194)	DENOTES JOHN B. SMEETON INC., O.L.S.		
(SHB)	DENOTES STUBBERFIELD, HARTLEY, BREWER LTD., O.L.S.		
•UPW	DENOTES UTILITY POLE WOOD		
	N=NORTH; S=SOUTH; W=WEST; E=EAST		

SURVEYOR'S CERTIFICATE

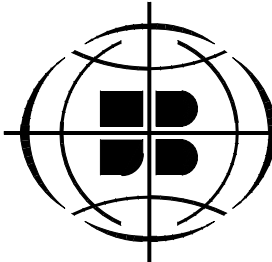
I CERTIFY THAT:

- 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 21st DAY OF FEBRUARY, 2023.

DATE MARCH 3, 2023

ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2204913



**VERHAEGEN**  
LAND SURVEYORS  
A DIVISION OF J.D. BARNES LTD.

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

SURVEYING  
MAPPING  
GIS

DRAWN BY: D.J.	CHECKED BY: A.S.M.	REFERENCE NO.: 23-47-024-00
CAD File: 23-47-024-00A.dwg	E-1295-40	CAD Date: March 3, 2023 1:56 PM

WEST GRAND BOULEVARD  
(DEDICATED BY REGISTERED PLAN 1295)

"IMPERIAL"

Distances and coordinates shown on this plan are in feet and can be converted to metres by multiplying by 0.3048