

PARTS SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	ALL OF BLOCK 'D'	REGISTERED PLAN 1241	ALL OF 01289-1265

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	N15351764.53	E1098998.02
ORP-B	N15351423.90	E1098991.05
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISON, A ROTATION OF 01° 22' 20" (CLOCKWISE) WAS APPLIED TO (P) TO CONVERT TO GRID BEARINGS.

PLAN OF SURVEY  
OF  
BLOCK 'D'  
REGISTERED PLAN 1241  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX, ONTARIO  
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

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

THE INTENDED PLOT SIZE OF THIS PLAN IS 48 INCHES IN WIDTH BY 30 INCHES IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=20'

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

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 0.999911.

ALL SET SSB 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.

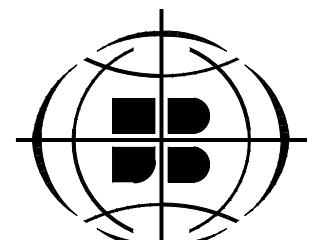
■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SB	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
RB	DENOTES	ROUND IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT-CROSS
CP	DENOTES	STEEL PIN
WIT	DENOTES	WITNESS
J	DENOTES	PERPENDICULAR
(M)	DENOTES	MEASURED
(S)	DENOTES	SET
PROP	DENOTES	PROPORTION
(O)	DENOTES	DEED R1281562
(N)	DENOTES	NOT IDENTIFIABLE
(OU)	DENOTES	ORIGIN UNKNOWN
ORP	DENOTES	OBSERVED REFERENCE POINT
(P)	DENOTES	REGISTERED PLAN 1241
(P1)	DENOTES	REGISTERED PLAN 1478
(JB)	DENOTES	J.D. BARNES LIMITED, O.L.S.
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS, O.L.S.
N	= NORTH; S = SOUTH; E = EAST; W = WEST	

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 20th DAY OF JUNE, 2025.

DATE JULY 14, 2025  
ROY A. SIMONE  
ONTOLOGICAL LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-107637



**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

DRAWN BY: D.J.  
CHECKED BY: RAS  
REFERENCE NO.: 25-47-247-00  
CAD File: 25-47-247-00.dwg E-1241-BLK D CAD Date: July 14, 2025 11:56 AM