



PARTS SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	AREA (m <sup>2</sup> )
1				5,737.9
2				86.5
3	PART OF LOT 119	CONCESSION 1	PART OF 01585-0348	71.5
4				910.3
5				1,384.3
6			PART OF 01585-0352	17.9
7				24.2

PARTS SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	AREA (m <sup>2</sup> )
8	PART OF LOT 121		PART OF 01585-0338	18.6
9	PART OF LOTS 121 & 122			7493.4
10				104.2
11	PART OF LOT 122			0.3
12	PART OF LOTS 121 & 122			19.2
13		CONCESSION 1	PART OF 01585-0367	0.2
14				6.6
15	PART OF LOT 121			38.3
16				941.7
17				386.1
18	PART OF LOT 120		PART OF 01585-0105	11.7
19	PART OF LOTS 121 & 122		PART OF 01585-0365	18.2

**PLAN 12R-29962**  
 Received and deposited  
 December 6<sup>th</sup> 2024  
 Jocelyn Gillespie  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Essex (No.12)

**PLAN OF SURVEY**  
 OF  
 PART OF LOTS 119 to 122, (Incl.)  
 CONCESSION 1  
 GEOGRAPHIC TOWNSHIP OF SANDWICH EAST  
 NOW IN THE  
 CITY OF WINDSOR,  
 COUNTY OF ESSEX, ONTARIO  
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:1000  
 0 10.00 20.00 40.00 60.00 80.00 METRES  
 100.00

THE INTENDED PLOT SIZE OF THIS PLAN IS 894mm IN WIDTH BY 810mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1000.

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

**INTEGRATION DATA**

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).  
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.R.G. 216/10

POINT ID	NORTHING	EASTING
ORP-A	4686160.67	339384.07
ORP-B	4686592.04	339645.11

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
 A CLOCKWISE ROTATION OF 1°05'40" WAS APPLIED TO THE BEARINGS ON (P3) TO ALLOW COMPARISONS.

**CURVE SCHEDULE**

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	54.30	5.68	5.68	N2°45'00"W
C2	54.30	79.28	72.42	N24°04'00"E
C3	75.70	59.83	58.28	N43°21'10"E
C4	75.70	58.73	57.27	N01°30'40"W
C5	76.00	59.27	57.78	N01°23'50"W
C6	76.00	59.76	58.23	N43°28'00"E
C7	125.70	31.03	30.95	N16°55'20"W
C8	104.30	25.74	25.68	N16°55'20"W
C9	104.00	25.67	25.61	N16°55'20"W
C10	104.30	25.36	25.30	N16°48'50"W
C11	125.70	30.56	30.49	N16°48'50"W
C12	126.00	30.63	30.56	N16°48'50"W
C13	126.00	49.61	49.29	N35°04'20"W
C14	104.30	41.07	40.81	N35°04'20"W
C15	125.70	49.49	49.17	N35°04'20"W
C16	104.30	41.07	40.80	N35°04'20"W
C17	126.00	49.61	49.29	N35°04'20"W
C18	104.01	19.12	19.09	N41°05'00"W
C19	104.01	21.83	21.79	N29°48'20"W

- NOTE 1:** SUBJECT TO EASEMENT IN FAVOUR OF UNION GAS LIMITED REGISTERED AS INST. NO. R435842
- NOTE 2:** SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF WINDSOR, REGISTERED AS CE141772
- NOTE 3:** SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF WINDSOR, REGISTERED AS CE146195
- NOTE 4:** SUBJECT TO EASEMENT AS IN CE133876

**LEGEND AND NOTES**

- BEARINGS ARE UTM GPS DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
- DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999888.
- LEGEND**
- SB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
  - SSB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
  - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
  - R DENOTES 19mm DIAMETER X 0.61m ROUND IRON BAR
  - CC DENOTES CUT-CROSS
  - SD DENOTES 50mm X 50mm STEEL PIN
  - DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET AND MARKED 1744
  - WT DENOTES WITNESS
  - ⊥ DENOTES PERPENDICULAR
  - (S) DENOTES SET
  - ORP DENOTES OBSERVED REFERENCE POINT
  - 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.R.G. 525/91.
  - (S/P) DENOTES SET PROPORTIONALLY
  - (O) DENOTES ORIGIN UNKNOWN
  - (P) DENOTES PLAN 12R-21709
  - (P1) DENOTES PLAN 12R-22975
  - (P2) DENOTES PLAN 12R-26172
  - (P3) DENOTES PLAN 12R-21472
  - (P4) DENOTES J.D. BARNES LIMITED, O.L.S.
  - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
  - (1901) DENOTES CLARKE SURVEYORS INC., O.L.S.

**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 2nd DAY OF NOVEMBER, 2024.

DATE NOVEMBER 6, 2024  
 ANDREW S. MANIHA  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2218432.

**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: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO: 24-47-535-00
FILE: 24-47-535-00C.dwg	E-WIND-1-119	CAD Date: December 3, 2024 4:07 PM CAD File: 24-47-535-00D.dwg

