

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).

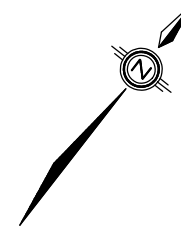
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999917

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17 NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	15361122.24"	1094405.96"
ORP-B	15361394.06"	1094771.40"
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP-A AND ORP-B IS N53°21'30"E 455.48'

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	01°19'50"

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 78	CONCESSION 3	ALL OF 01311-1112	4121.0 Sq.F
2				3887.0 Sq.F



PLAN OF SURVEY

OF

PART OF LOT 78

CONCESSION 3

GEOGRAPHIC TOWNSHIP OF SANDWICH WEST

NOW IN THE

CITY OF WINDSOR

COUNTY OF ESSEX

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

SCALE : 1"=15'



THE INTENDED PLOT SIZE OF THIS PLAN IS 24" IN WIDTH BY 18" IN HEIGHT WHEN PLOTTED AT A SCALE OF 1"=15'

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

LEGEND

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 Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 CC DENOTES CUT-CROSS
 CP DENOTES 5mm X 50mm STEEL PIN
 PB DENOTES PLASTIC BAR
 □ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET AND MARKED JDB
 WIT. DENOTES WITNESS
 ⊥ DENOTES PERPENDICULAR
 (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. NO.
 ORP DENOTES OBSERVED REFERENCE POINT
 ALL SET SIB 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.
 (N) DENOTES NOT IDENTIFIABLE
 (S/P) DENOTES SET PROPORTIONALLY
 (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
 (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
 (691) DENOTES HOWARD B. HEAD, O.L.S.
 (P) DENOTES PLAN OF SURVEY BY (1744) DATED JANUARY 17, 1994 (A-7228)
 (FN) DENOTES FIELD NOTES BY (1744) DATED JANUARY 14th, 1994 (A-7228)

SURVEYOR'S CERTIFICATE

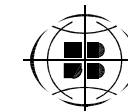
I CERTIFY THAT:

- 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 6th DAY OF OCTOBER, 2023

DATE OCTOBER 28, 2023

Alec S. Mantha
 ALEC S. MANTHA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2212486



VERHAEGEN
 LAND SURVEYORS
 GIS

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: SP CHECKED BY: AM REFERENCE NO.: 23-47-526-00

CAD File: 23-47-526-00.dwg
 CAD Date: October 28th, 2023

File: E-WIND-3-78

