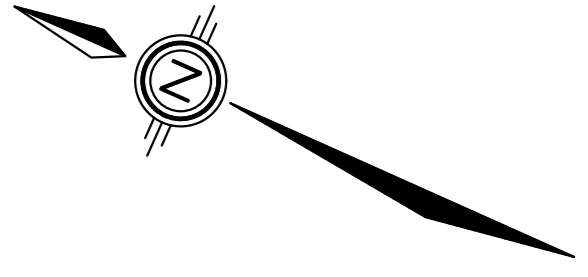


**"METRIC"**  
Distances and coordinates shown on this plan are in Metres and can be converted to feet by dividing by 0.3048



**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	N4687223.05	E335848.31
ORP-B	N4687036.69	E335931.51

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 204.11m GROUND, N24°03'30"W  
FOR BEARING COMPARSION, A ROTATION OF 2° 12' 05" CLOCKWISE WAS APPLIED TO P TO CONVERT TO GRID BEARINGS.  
FOR BEARING COMPARSION, A ROTATION OF 0° 56' 00" CLOCKWISE WAS APPLIED TO P1 TO CONVERT TO GRID BEARINGS.

**SCHEDULE**

PART	LOT	PLAN	P.I.N.	AREA
1	LOT 60	REGISTERED PLAN 666	ALL OF 01096-0791	439.5 Sq.m.
2	PART OF LOT 59			439.9 Sq.m.
3	PART OF LOT 58		PART OF 01096-0710	27.1 Sq.m.
4	PART OF ALLEY			27.1 Sq.m.

**PLAN 12R-30305**

Received and deposited

November 27<sup>th</sup>, 2025

Maya Fullerton

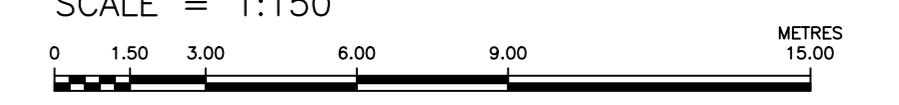
Representative for the  
Land Registrar for the  
Land Titles Division of  
Essex (No.12)

**PLAN OF SURVEY**

OF  
LOTS 58, 59 & 60  
AND  
PART OF ALLEY

OF  
REGISTERED PLAN 666  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX

VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LIMITED.  
SCALE = 1:150



THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

**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 0.999908.

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
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
M	DENOTES MEASURED
S	DENOTES SET
L	DENOTES PERPENDICULAR
D	DENOTES DEED
OU	DENOTES ORIGIN UNKNOWN
ORP	DENOTES OBSERVED REFERENCE POINT
(P)	DENOTES REGISTERED PLAN 666
(P1)	DENOTES PLAN OF SURVEY BY (KVL), DATED: SEPT 24, 1979 JOB No: W74L976
(P3)	DENOTES PLAN OF SURVEY BY (KVL), DATED: SEPT 24, 1979 JOB No: W77L726
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.
(1744)	DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.
(KVL)	DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

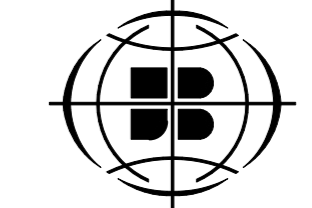
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 2nd DAY OF OCTOBER, 2025.

DATE OCTOBER 6th, 2025

*Alec S. Mantha*

ALEC S. MANTHA  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2214259.



**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.J.M.	CHECKED BY: OLS	REFERENCE NO.: 24-47-172-00
FILE: 24-47-172-00.dwg	E-666-5	CAD Date: October 6th, 2025 CAD File: 24-47-172-00(A).dwg

