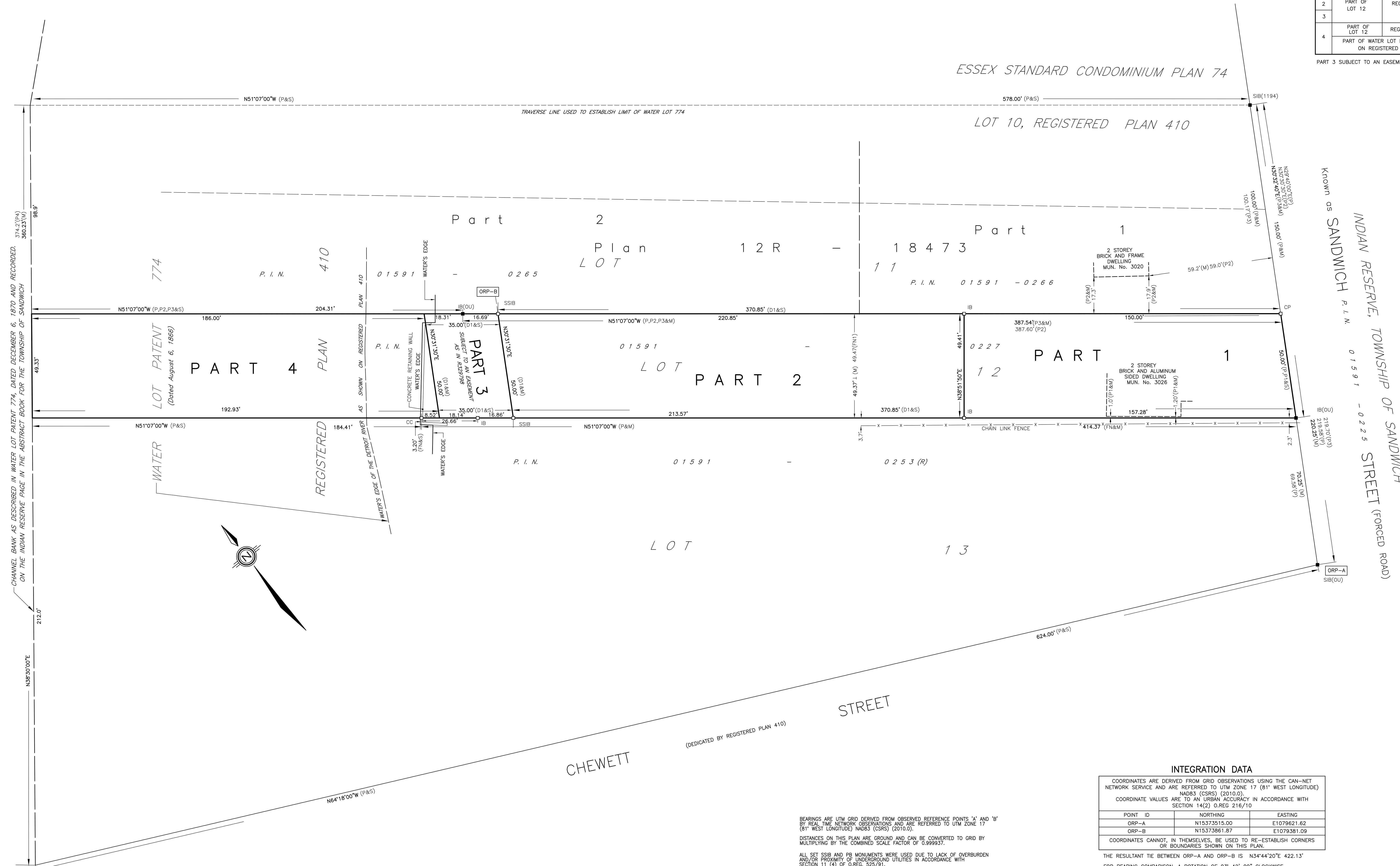


DETROIT RIVER

CHANNEL BANK AS DESCRIBED IN WATER LOT PATENT 774, DATED DECEMBER 6, 1870 AND RECORDED, 374.21(10) 360.23(10) ON THE INDIAN RESERVE PAGE IN THE ABSTRACT BOOK FOR THE TOWNSHIP OF SANDWICH



SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1				0.174 Acres
2	PART OF LOT 12	REGISTERED PLAN 410		0.246 Acres
3			ALL OF	0.040 Acres
4	PART OF LOT 12	REGISTERED PLAN 410	01591 - 0227	0.21 Acres
PART 3 SUBJECT TO AN EASEMENT AS IN R329798				

PLAN 12R-30260
 Received and deposited
 October 8th, 2025
 Marilyn Gray
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Essex (No.12)

PLAN OF SURVEY
 OF
LOT 12
REGISTERED PLAN 410
 AND
PART OF WATER LOT
IN FRONT OF LOT 12
ON REGISTERED PLAN 410
 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 80.0 100.0 FEET
 THE INTENDED PLOT SIZE OF THIS PLAN IS 45' IN WIDTH BY 24' 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	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
IB#	DENOTES ROUND IRON BAR
PB	DENOTES PLASTIC BAR
CC	DENOTES CUT-CROSS
CP	DENOTES STEEL PIN
WIT	DENOTES WITNESS
⊥	DENOTES PERPENDICULAR
(M)	DENOTES MEASURED
(S)	DENOTES SET
PROP	DENOTES PROPORTION
(NI)	DENOTES NOT IDENTIFIABLE
(OU)	DENOTES ORIGIN UNKNOWN
ORP	DENOTES OBSERVED REFERENCE POINT
(O1)	DENOTES INSTRUMENT No. R329798
(P)	DENOTES REGISTERED PLAN 410
(P1)	DENOTES PLAN OF SURVEY PER 1201, Dated Aug. 22, 1984, Plan File 6F-538
(P2)	DENOTES PLAN OF SURVEY PER 1194, Dated Oct. 18, 1988, Plan File SP-1413
(P3)	DENOTES PLAN 12R-18473
(P4)	DENOTES PLAN OF WATER LOT PREPARED BY A.W. WILKINSON, O.L.S. DATED JANUARY 15, 1866, ATTACHED TO WATER LOT PATENT 774 FROM CROWN DATED DECEMBER 6, 1870.
(FN)	DENOTES FIELD NOTES PER 1744, Dated JUNE 3, 1994, Plan File 4-11317
(OBS)	DENOTES J.D. BARNES LIMITED, O.L.S.
(1744)	DENOTES VERHAEGEN LAND SURVEYORS, O.L.S.
(1201)	DENOTES ROSS A. CLARKE, O.L.S.
(1194)	DENOTES JOHN B. SMEETON LTD., O.L.S.
N = NORTH; S = SOUTH; E = EAST; W = WEST	

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. 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.
 2. THIS SURVEY WAS COMPLETED ON THE 29th DAY OF SEPTEMBER, 2025

DATE: OCTOBER 1, 2025
 Roy A. Simone
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-112599

VERHAEGEN
 LAND SURVEYORS
 A DIVISION OF J.D. BARNES LTD.
 944 OTTAWA STREET, WINDSOR, ON, N9X 2E1
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NMG	RAS	25-47-433-00
	E-410-1	CAD Date: October 1, 2025 11:46 AM CAD File: 25-47-433-00.dwg

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 216/110

POINT ID	NORTHING	EASTING
ORP-A	N15373515.00	E1079621.62
ORP-B	N15373861.87	E1079381.09

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 N34°44'20"E 422.13'

FOR BEARING COMPARISON, A ROTATION OF 03° 42' 00" CLOCKWISE WAS APPLIED TO (P) TO CONVERT TO GRID BEARINGS.

FOR BEARING COMPARISON, A ROTATION OF 01° 01' 00" CLOCKWISE WAS APPLIED TO (P2), (P3) TO CONVERT TO GRID BEARINGS.

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 0.999937.
 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. 522/91.