

PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF	CONCESSION	PART OF	0.490 ha.
2	LOT 17	NORTH MIDDLE ROAD	75055-0040	0.176 ha.
3	PART OF	CONCESSION	PART OF	0.053 ha.
4	LOT 17	SOUTH MIDDLE ROAD	75055-0062	0.076 ha.

PART 2 - SUBJECT TO EASEMENT AS IN CE523970
PART 3 - SUBJECT TO EASEMENT AS IN R1344070

PLAN 12R-28989

Received and deposited

April 19th, 2022

Carolyn Adsett

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

PLAN OF SURVEY
OF
PART OF LOT 17
CONCESSION NORTH MIDDLE ROAD
AND
PART OF LOT 17
CONCESSION SOUTH MIDDLE ROAD
GEOGRAPHIC TOWNSHIP OF ROCHESTER
NOW IN THE
MUNICIPALITY OF LAKESHORE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

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

THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 762mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:1000

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

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17 NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.		
POINT ID	NORTHING	EASTING
ORP-A	4674464.35	368075.16
ORP-B	4674752.22	368091.91
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	01°04'30"

LEGEND AND NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY
REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999781

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

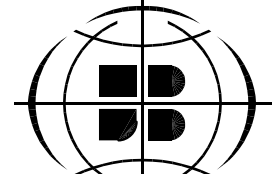
SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB DENOTES 15mm X 15mm X 0.61m IRON BAR
IB φ DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC DENOTES CUT-CROSS
CP DENOTES 5mm X 50mm STEEL PIN
PB DENOTES PLASTIC BAR
■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET AND MARKED 1744
WIT. DENOTES WITNESS L 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 OREG. 525/91.

(S/P) DENOTES SET PROPORTIONALLY (N) DENOTES NOT IDENTIFIABLE
(D) DENOTES PLAN 12R-13873 (P1) DENOTES PLAN 12R-24825
(N) DENOTES FIELD NOTES BY (1744) DATED MARCH, 2018 (S-12066)
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
(1855) DENOTES TOTAL TECH SURVEYING INC., O.L.S.
(MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO, O.L.S.
(HEPC) DENOTES HYDRO ELECTRIC POWER COMPANY, O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 6th. DAY OF APRIL, 2022.

DATE APRIL 13, 2022. ALEC S. MANTHA
ALEX S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2187315



VERHAEGEN SURVEYING
LAND SURVEYORS
J. D. Barnes Limited
187 TALBOT ST E. LEAMINGTON, ON, N8H 1L8
T: (519) 322-2375 F: (519) 322-2675 www.jdbarnes.com

DRAWN BY: CMM CHECKED BY: AM
CAD Date: APRIL 13th, 2022
CAD File: 21-48-256-01.dwg

REFERENCE NO.: 21-48-256-01
FILE NO.: E-ROCHESTER-SMR-17