

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	479.76	41.10	41.08	N11°21'20"W
C2	479.76	1.55	1.55	N08°48'30"W
C3	2020.55	36.03	36.03	N10°26'00"W
C4	2020.55	33.62	33.62	N09°26'40"W

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 0.999875.

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) OREG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	N4683183.89	E343746.55
ORP-B	N4682726.38	E343818.90
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

NOTES:
FOR BEARING COMPARISON, A ROTATION OF 1°19'40" CLOCKWISE WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION OF 1°16'30" CLOCKWISE WAS APPLIED TO (P2) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION OF 1°15'50" CLOCKWISE WAS APPLIED TO (P3) TO CONVERT TO GRID BEARINGS.

PARTS SCHEDULE—LAND TITLES					PARTS SCHEDULE—LAND TITLES				
PART	LOT	CONCESSION	P.I.N.	AREA (m ²)	PART	LOT	PLAN	P.I.N.	AREA (m ²)
1				61.3	10	PART OF LOTS 9 & 10	REGISTERED PLAN 65	PART OF 01408-1251	248.0
2				240.2	11	PART OF LOT 8		PART OF 01408-1197	80.4
3				78.2	PARTS SCHEDULE—REGISTRY				
4				3748.8	PART	LOT	PLAN	P.I.N.	AREA (m ²)
5				3219.5	7	PART OF LOT 12	REGISTERED PLAN 65	PART OF 01408-1267(R)	0.1
6				20.9	8	PART OF LOTS 10, 11 & 12			37.6
									1397.7

PART 1 IS SUBJECT TO EASEMENT AS IN CE357590.
PART 3 IS SUBJECT TO EASEMENT AS IN CE310969.
PARTS 6 AND 8 ARE SUBJECT TO EASEMENT AS IN R852176.

PLAN 12R-29051
RECEIVED AND DEPOSITED
DATE 2022/06/15
DATE JUNE 15, 2022
ROY A. SIMONE
ONTARIO LAND SURVEYOR
SILVA PRANTER
REPRESENTATIVE FOR LAND REGISTRY FOR THE LAND TITLES AND REGISTRY DIVISIONS OF ESSEX (12)

PLAN OF SURVEY
OF
PART OF LOT 144
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
PART OF LOTS 8 TO 12 (incl.),
REGISTERED PLAN 65
IN THE
TOWN OF TECUMSEH
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED

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

- LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CB DENOTES CONCRETE IRON BAR
 - CM DENOTES CONCRETE MONUMENT
 - PB DENOTES PLASTIC BAR
 - WIT DENOTES WITNESS
 - M DENOTES MEASURED
 - S DENOTES SET
 - NT DENOTES NOT TANGENTIAL
 - OU DENOTES ORIGIN UNKNOWN
- 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 566/01.
- (P1) DENOTES PLAN OF SURVEY BY(1194) DATED AUGUST 16, 1978. (4V-5874)
(P2) DENOTES PLAN OF SURVEY BY(1744), DATED SEPTEMBER 16, 1988. (B-648)
(P3) DENOTES PLAN OF SURVEY BY (A), DATED FEBRUARY 5, 1974. (3K-962)
(P4) DENOTES PLAN 12R-27278 (D) DENOTES DEED
(P5) DENOTES PLAN 12R-20651 (D1) DENOTES INST. No. R852176
(P6) DENOTES PLAN 12R-24498 (NT) DENOTES NOT TANGENTIAL
(P7) DENOTES PLAN 12R-28003
(P8) DENOTES PLAN 12R-23680
(P9) DENOTES PLAN 12R-27278
(P10) DENOTES PLAN 12R-28629
(P11) DENOTES PLAN OF SURVEY BY(1744) DATED MARCH 9, 2021. (19-47-022-07)
(P12) DENOTES PLAN 12R-25022
(1744) DENOTES VERHAEGEN LAND SURVEYORS (OH) DENOTES ONTARIO HYDRO
(1201) DENOTES CLARKE SURVEYORS, O.L.S. (A) DENOTES C.G.R. ARMSTRONG, O.L.S.
(1341) DENOTES RICHARD W. MURRAY, O.L.S.
(SOS) DENOTES SURVEYORS ON SITE INC., O.L.S.

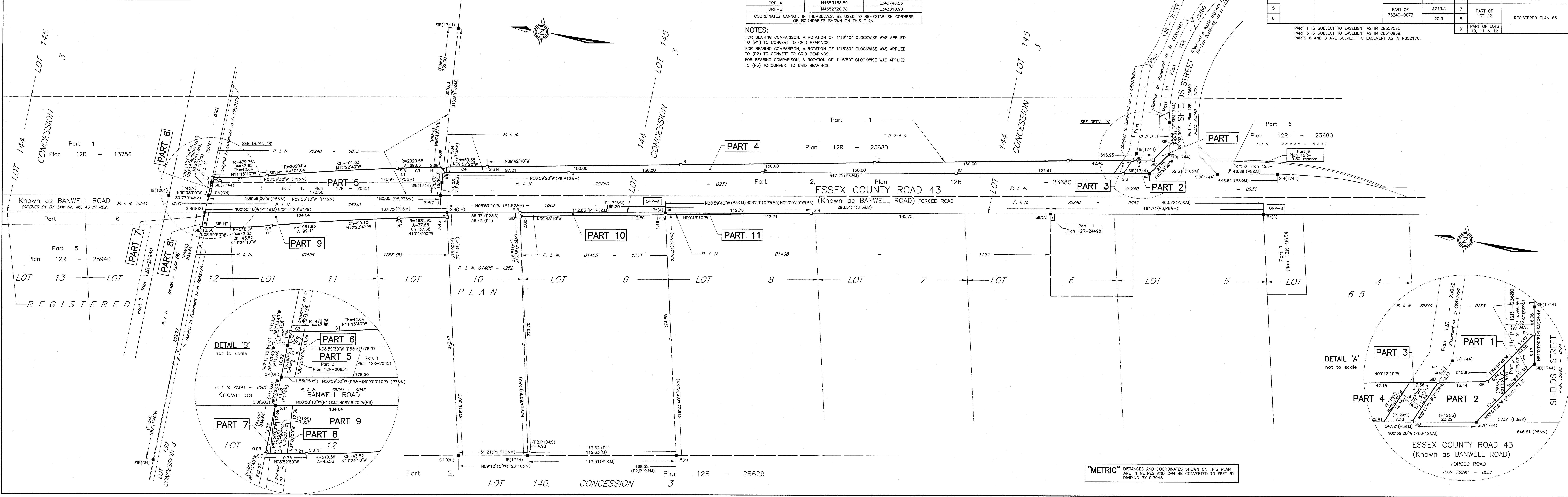
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE REGISTRY ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 5th DAY OF JUNE, 2022.

DATE JUNE 7, 2022
ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2191513

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
940 OTTAWA STREET, WINDSOR, ON, N9X 2E1
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DRAWN BY: D.J.	CHECKED BY: R.A.S.	REFERENCE NO: 19-47-022-07
CAD File: 19-47-022-07A.dwg	E-SAND.S.-3-144	CAD Date: June 8, 2022 9:12 AM



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