

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	N15315262.808	E1158844.924
ORP-B	N15315752.225	E1159414.130

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LINE SCHEDULE

LINE	BEARING	DISTANCE
L1	N49°18'40"E	1.00'
L2	N40°41'40"W	1.00'

Appendix A

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99983915

RETAINED LANDS

AREA = 46.73 acres
(NOT VERIFIED BY SURVEY)

PARTS SCHEDULE

PART	LOT	CON/PLAN	P.I.N.	AREA	PART	LOT	CON/PLAN	P.I.N.	AREA
1	PART OF LOT 276	CONCESSION NORTH TALBOT ROAD	PART OF 75157-0205	4725 sq ft	7	PART OF LOT 276	CONCESSION NORTH TALBOT ROAD	PART OF 75157-0199	1.00 sq ft
2				4725 sq ft	8			PART OF 75157-0200	1.00 sq ft
3				4725 sq ft	9			PART OF 75157-0201	1.00 sq ft
4				6300 sq ft	10			PART OF 75157-0202	1.00 sq ft
5				6300 sq ft	11			PART OF 75157-0203	1.00 sq ft
6				0.573 acres	12			PART OF 75157-0204	1.00 sq ft

PARTS 1 to 6 (inclusive) - COMPRISE PART OF PIN 75157-0205

PART 7 - COMPRISES PART OF PIN 75157-0199

PART 8 - COMPRISES PART OF PIN 75157-0200

PART 9 - COMPRISES PART OF PIN 75157-0201

PART 10 - COMPRISES PART OF PIN 75157-0202

PART 11 - COMPRISES PART OF PIN 75157-0203

PART 12 - COMPRISES PART OF PIN 75157-0204

"IMPERIAL"

Distances and coordinates shown on this plan are in feet and can be converted to metres by multiplying by 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE SEPTEMBER 19, 2019.

BRIAN COAD
ONTARIO LAND SURVEYOR

PLAN 12R-
RECEIVED AND DEPOSITED

DATE

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)

SKETCH FOR SEVERANCE

OF
PART OF LOT 276
CONCESSION NORTH TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF GOSFIELD NORTH
NOW IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO
VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE : 1"=40'

LEGEND AND NOTES

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

SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR

SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR

IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR

IB # DENOTES 3/4" diameter X 2'-0" ROUND IRON BAR

CC DENOTES CUT-CROSS

CP DENOTES 5mm X 50mm STEEL PIN

■ DENOTES SURVEY MONUMENT FOUND

□ DENOTES SURVEY MONUMENT SET AND MARKED 1744

WIT. DENOTES WITNESS 1 DENOTES PERPENDICULAR

(S) DENOTES SET (W) DENOTES MEASURED (D) DENOTES DEED

ORP DENOTES OBSERVED REFERENCE POINT

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

(S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN

(P) DENOTES PLAN 12R-3729

(P1) DENOTES PLAN OF SURVEY BY (1744) Dated: June 1, 1990. Plan File: F-2331.

(P2) DENOTES PLAN OF SURVEY BY (1040) Dated: Oct. 5, 1971. Plan File: 2A2018.

(P3) DENOTES PLAN OF SURVEY BY (KVL) Dated: Jan. 5, 1973. Plan File: W-73-5

(P4) DENOTES PLAN OF SURVEY BY (1040) Dated: Apr. 4, 1973. Plan File: 2A2614.

(FN) DENOTES FIELD NOTES BY (1040) Dated: Mar. 22, 1965.

(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.

(MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

SURVEYOR'S CERTIFICATE

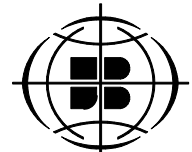
I CERTIFY THAT:

- 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 DAY OF

DATE SEPTEMBER 19, 2019.

BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

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WINDSOR, ON, N8X 2E1
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VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
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LEAMINGTON, ON, N8H 1L8
T: (519) 322-2375
F: (519) 322-2675

DRAWN BY: CMM

CHECKED BY: (BC)

REFERENCE NO.: 19-48-150-00

CAD Date: September 19, 2019 10:00 AM

CAD File: 19-48-150-00.dwg

PLAN FILE NO.: G-3543

FILE NO.: E-Gosfield North-N.T.R.-276

ROAD ALLOWANCE BETWEEN LOTS 275 AND 276

Locally Known As CAMERON SIDEROAD

ESSEX COUNTY ROAD No. 34
(FORMERLY THE KING'S HIGHWAY No. 3, MTO PLAN P-2234-5, RECD. AS INST. No. 10794, Coad (N) REG#4237)
(TRANSFERRED TO THE COUNTY OF ESSEX BY O/C 1726/93, MTO PLAN P-2234-25, RECD. AS INST. No. 10794, Coad (N) REG#4237)