



PARTS SCHEDULE				
PART	LOT	CON/PLAN	P.I.N.	AREA
1	LOT 11	REGISTERED PLAN 12M-587	ALL OF 75184-0933	371.0 Sq.m
2				371.6 Sq.m

PLAN 12R-28991

Received and deposited

April 20th, 2022

Dragana Jovanovic

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

(MEGHAN AGOSTA DRIVE REGISTERED PLAN 12M-619)
YORK BOULEVARD
(BY NAMING BY-LAW 77-2019, REGISTERED AS CE920291)

**MEGHAN AGOSTA
DRIVE**

(ACCORDING TO REGISTERED PLAN 12M-587)
(LOCALLY KNOWN AS YORK BOULEVARD)
P.I.N. 75184-0977

BLOCK 51
REGISTERED
PLAN 12M-587

BLOCK 114
REGISTERED PLAN 12M-455
P.I.N. 75184-0103

CONSERVATION BOULEVARD
(ACCORDING TO REGISTERED PLAN 12M-455)
P.I.N. 75184-0115

PLAN OF SURVEY
OF
LOT 11
REGISTERED PLAN 12M-587
IN THE

TOWN OF ESSEX
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250

0 2.50 5.00 10.00 15.00 25.00 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm
IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

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

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 0.999840

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

SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR

SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR

IB # DENOTES 18mm X 16mm X 0.61m IRON BAR

IB # DENOTES 19mm diameter X 0.61m ROUND IRON BAR

CC DENOTES 5mm X 50mm STEEL PIN

CC DENOTES CUT-CROSS

CC DENOTES 5mm X 50mm STEEL PIN

CC DENOTES PLASTIC BAR

CC DENOTES SURVEY MONUMENT FOUND

CC DENOTES SURVEY MONUMENT SET AND MARKED 1744

CC DENOTES WITNESS (W) DENOTES MEASURED (M) DENOTES INST. No.

CC DENOTES SET (S) DENOTES OBSERVED REFERENCE POINT

CC DENOTES 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 O.R.G. 525/91.

(S/P) DENOTES SET PROPORTIONALLY (N) DENOTES NOT IDENTIFIABLE

(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.

(1858) DENOTES TOTAL TECH SURVEYING INC., O.L.S.

(2) DENOTES PLAN 12M-587

(2) DENOTES PLAN 12R-28576

(2) DENOTES PLAN 12R-28576

(2) DENOTES PLAN 12R-28249

PL DENOTES PART LIMIT WITHIN DEMISING WALL



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■ DENOTES SURVEY MONUMENT FOUND

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WIT. DENOTES WITNESS L DENOTES PERPENDICULAR

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ORP DENOTES OBSERVED REFERENCE POINT

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(P) DENOTES PLAN 12M-587

(P1) DENOTES PLAN 12R-28576

PL DENOTES PART LIMIT WITHIN DEMISING WALL

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

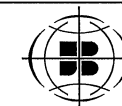
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 5th DAY OF APRIL, 2022

DATE APRIL 6, 2022

Alec S. Mantha
ALEC S. MANTHA

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2187306



VERHAEGEN SURVEYING
LAND SURVEYORS
A Division of
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: SP

CHECKED BY: AM

REFERENCE NO.: 22-48-081-00

CAD Date: April 6th, 2022

CAD File: 22-48-081-00.dwg

FILE NO.: E-12M-587-1

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
ORP-A	4653624.28	353266.88
ORP-B	4653599.12	353578.65

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