

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE SMART-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN UTM ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF REG 216/10		
POINT ID	NORTHING	EASTING
ORP-A	4664390.952	349799.537
ORP-B	4663098.515	349695.867
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

AREAS
AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.76391.

PARTS SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	AREA
1	PART OF LOT 1	6	PART OF 75166-0046 (LT)	18.7 Ha.
2			PART OF 75166-0046 (LT)	196,946.249 Sq.m.
3			PART OF 75166-0046 (LT)	0.58 Ha.
4			PART OF 75166-0046 (LT)	5,845.812 Sq.m.
3	LOT 1	6	PART OF 75166-0046 (LT)	0.39 Ha.
4			PART OF 75166-0046 (LT)	396.926 Sq.m.
4	LOT 1	6	PART OF 75166-0046 (LT)	0.15 Ha.
4			PART OF 75166-0046 (LT)	1,523.194 Sq.m.

PARTS 1, 2, 3 and 4 (INCLUSIVE) COMPRISES ALL OF PIN 75166-0046 (LT)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT
DATE: JUNE 10, 2024

Bloss J. Sutherland

BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR

PLAN 12R-29799

RECEIVED AND DEPOSITED

DATE: 2024/07/29

Rokya Coleman

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

PLAN OF SURVEY
OF
PART LOT 1, CONCESSION 6,
(IN THE GEOGRAPHIC TOWNSHIP OF GOSFIELD)
IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX

SCALE = 1:1000
0.00 10.00 20.00 40.00 60.00 80.00 100.00
METRES

BEARING REFERENCE
BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, NAD83 UTM ZONE 17, (CSRS), (2010).
A CLOCKWISE ROTATION OF 1°04'20" MUST BE APPLIED TO PLAN 12R-19245 FOR COMPARISONS.
A CLOCKWISE ROTATION OF 1°14'45" MUST BE APPLIED TO PLAN 12R-11966 FOR COMPARISONS.
A CLOCKWISE ROTATION OF 1°08'39" MUST BE APPLIED TO P3 FOR COMPARISONS.

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

DISTANCES
DISTANCES HEREON ARE HORIZONTAL GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999847333

LEGEND
SIB DENOTES 25 mm X 25 mm X 1.22 m STANDARD IRON BAR
SSIB DENOTES 25 mm X 25 mm X 0.61 m SHORT STANDARD IRON BAR
IB DENOTES 16 mm X 16 mm X 0.61 m IRON BAR
IB# DENOTES 19 mm Diameter X 0.61 m ROUND IRON BAR
■ DENOTES SURVEY MONUMENT FOUND
WIT. DENOTES WITNESS
(S) DENOTES SET
(PROP) DENOTES SET PROPORTIONALLY
(N.T.S.) DENOTES NOT TO SCALE
(OU) DENOTES ORIGIN UNKNOWN
(S/W) DENOTES 3"x 3/8" SPIKE/WASHER
(NBF) DENOTES NO BAR FOUND
(D) DENOTES DEED INST. No.
(P) DENOTES PLAN 12R-19245
(P2) DENOTES PLAN 12R-7416
(P3) DENOTES FIELD NOTES DATED NOV 8/2001, PLAN FILE H-541, VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(1528) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1194) DENOTES JOHN B. SWEETON INC., O.L.S.
J DENOTES PERPENDICULAR
(M) DENOTES MEASURED
(C) DENOTES CALCULATED
- DENOTES NOT TO SCALE
(LT) DENOTES LAND TITLES
+ DENOTES SET BY INTERSECTION
(P1) DENOTES PLAN 12R-11966

"NOTE"
This plan has been prepared for the limited use of Rokya Coleman and for the purpose of a Reference Plan and cannot be used by other parties.
This plan is to remain confidential, is prepared under copyright and must not be used without the permission of the signing surveyor or the company responsible for the plan.

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. THE SURVEY WAS COMPLETED ON THE 20 DAY OF MARCH, 2024.
DATE: JUNE 10, 2024
Bloss J. Sutherland
BLOSS J. SUTHERLAND
ONTARIO LAND SURVEYOR
for TOTAL TECH SURVEYING INC.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2214927.

Total Tech Surveying Inc.

341 Talbot St. N.
Units 2 & 3
Essex, ON N8W 2W3
(519) 776-9887

Drawn by: L.A.L. Checked by: B.J.S. Job No: 2024-018 Plan File No: D-448

APPENDIX B

