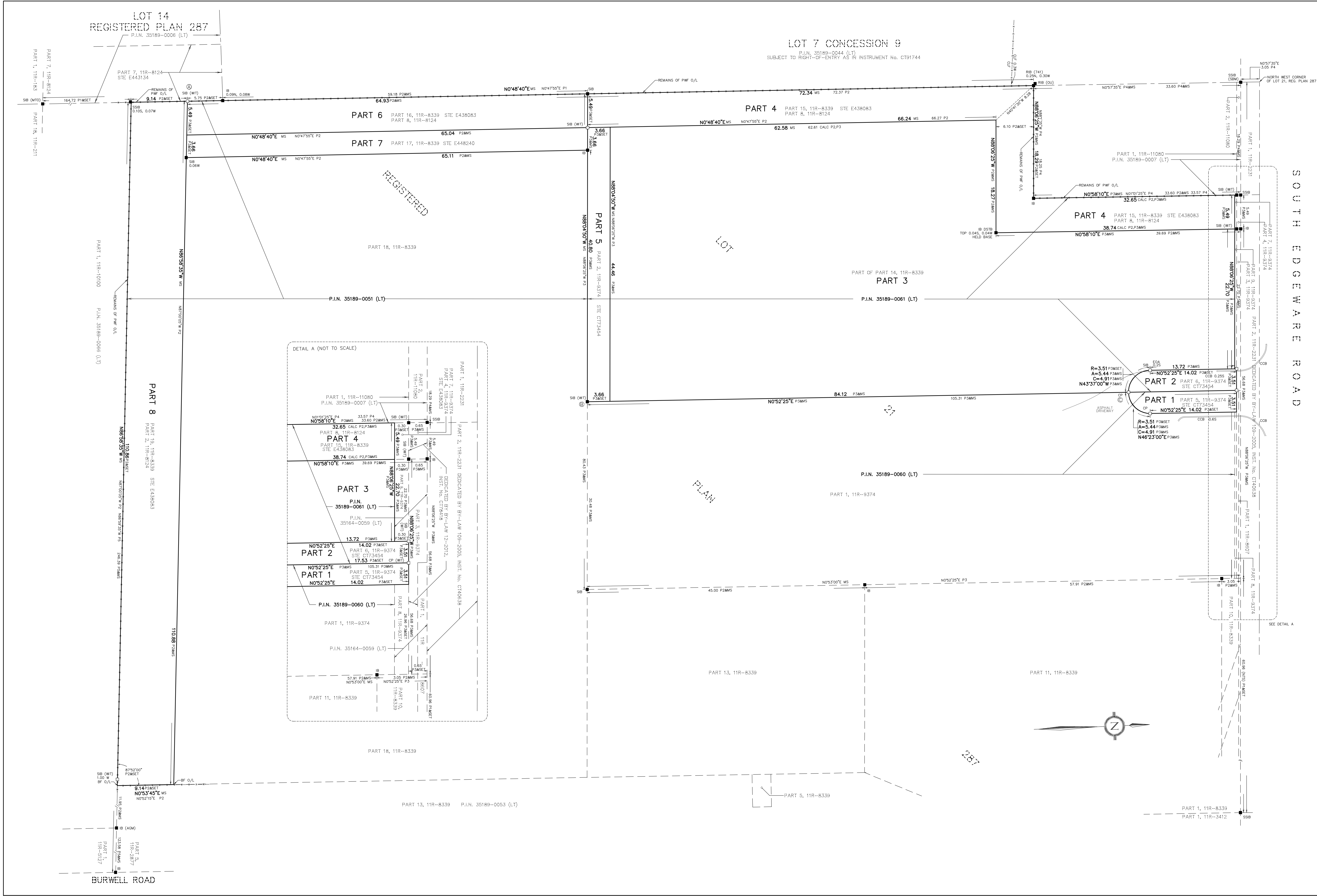




I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

BRUNO IAVICOLI
ONTARIO LAND SURVEYOR

PLAN 11R-
RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ELGIN (11).

SCHEDULE

PART	LOT	REGISTERED PLAN	PIN	AREA
1	PART OF 21	287	PART OF 35189-0060 (LT)	58.7 Sq.m.
2			58.9 Sq.m.	
3			3743.1 Sq.m.	
4			687.3 Sq.m.	
5			162.6 Sq.m.	
6			356.3 Sq.m.	
7			238.0 Sq.m.	
8			1013.1 Sq.m.	

PARTS 2 TO 5 INCLUSIVE COMPRISE ALL OF PIN 35189-0061 (LT)
PART 1, 2 & 5: SUBJECT TO AN EASEMENT AS IN INST. No. C173454
PART 4, 6 & 8: SUBJECT TO AN EASEMENT AS IN INST. No. E438083
PART 7: SUBJECT TO AN EASEMENT AS IN INST. No. E448240

**PLAN OF SURVEY OF
PART OF LOT 21
REGISTERED PLAN 287
IN THE
CITY OF ST. THOMAS
(COUNTY OF ELGIN)**

SCALE & NOTES
Scale 1:250

METRIC
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A, B & C, BY REAL TIME NETWORK OBSERVATIONS, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° 00' WEST LONGITUDE) NAD83 (CSRS) (2010.0).

HORIZONTAL DATUM NOTE
PROJECTION: UNIVERSAL TRANSVERSE MERCATOR
(UTM, ZONE 17, CM 81°00'W)

DATUM: NAD83 (CSRS)(2010.0)

GRID SCALE CONVERSION
DISTANCES ON THIS PLAN MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999571

NOTE
FOR BEARING COMPARISONS A ROTATION OF 1°01'25" CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & P2

ALL FOUND SURVEY MONUMENTS FOUND ARE 1355 UNLESS NOTED OTHERWISE

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
RIB	DENOTES	ROUND IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
CP	DENOTES	CONCRETE PIN
OU	DENOTES	ORIGIN UNKNOWN
WIT	DENOTES	WITNESS
OTSB	DENOTES	DISTURBED
CCB	DENOTES	CONCRETE CURB
EOA	DENOTES	EDGE OF ASPHALT
CLF	DENOTES	CHAIN LINK FENCE
PWF	DENOTES	POST & WIRE FENCE
BF	DENOTES	BOARD FENCE
P1	DENOTES	PLAN 11R-8124
P2	DENOTES	PLAN 11R-8339
P3	DENOTES	PLAN 11R-9374
P4	DENOTES	PLAN 11R-11080
P5	DENOTES	PLAN 11R-10100
SBM	DENOTES	SBM GEOMATICS LTD., O.L.S.
MTO	DENOTES	THE MINISTRY OF TRANSPORTATION
AGM	DENOTES	ARCHIBALD, GRAY & McRAY LTD., O.L.S.
1355	DENOTES	BRIAN VAUGHAN SURVEYING LTD., O.L.S.
741	DENOTES	D. I. HOUGHTON, O.L.S.
STE	DENOTES	SUBJECT TO EASEMENT AS IN INSTRUMENT No.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS USING REAL TIME NETWORK (RTN) OBSERVATIONS UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
①	4737650.586	486190.505
②	4737713.813	486241.341
③	4737801.578	486242.683

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

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON APRIL 4, 2025

APRIL 10, 2025

BRUNO IAVICOLI
ONTARIO LAND SURVEYOR

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

ALTIMAP LAND SURVEYORS INC.
222 FINCH AVE W, UNIT 212, TORONTO, ON M2X 1W8
TEL. 416 596 0901 INFO@ALTIMAP.CA

DWN BY: BI
CHK BY: BI
JOB No.: 20-1497