ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2188465
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY
ISSUED BY THE SURVEYOR
Regulation 1026, Section 29 (3)

TOPOGRAPHIC SURVEY

OF

LOTS 59, 60, 62, 63, 69, 70, 71,
LOTS 75, 77, 78,
PART OF LOT 1,
PART OF ALLEY
REGISTERED PLAN 908,
PART OF LOTS 23 & 24,
REGISTERED PLAN 140
PART OF BLOCK 'E'
REGISTERED PLAN 1119,
PART OF LOT 90,
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF SANDWICH
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED

SCALE = 1:300

0 3.00 6.00 12.00 18.00 METRES 30.00

"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 OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).

COORDINATE VALUES ARE URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999917.

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
M	DENOTES MEASURED
S	DENOTES SET
P	DENOTES PERPENDICULAR
D	DENOTES DEED
OU	DENOTES ORIGIN UNKNOWN
N/A	DENOTES NOT AVAILABLE
ORP	DENOTES OBSERVED REFERENCE POINT

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/98.

(P)	DENOTES REGISTERED PLAN 908
(P1)	DENOTES PLAN OF SURVEY BY(1194) DATED JULY 25, 1989. (SP-2050)
(P2)	DENOTES PLAN 12R-26240
(P3)	DENOTES SKETCH BY(1744) DATED JUNE 24, 1994. (A-7552)
(P4)	DENOTES PLAN OF SURVEY BY(VL) DATED NOV. 8, 1974. (R75-(-862)
(P5)	DENOTES PLAN OF SURVEY BY(1194) DATED OCTOBER 23, 1989. (3C-1953)
(P6)	DENOTES PLAN 12R-7147
(P7)	DENOTES PLAN 12R-1502
(P8)	DENOTES PLAN 12R-14196
(N1)	DENOTES FIELD NOTE BY(1744) DATED AUGUST 19, 1988. (4-03624)
(N2)	DENOTES FIELD NOTE BY(1744) DATED MAY 7, 2004. (4-21209-01)
(DBL)	DENOTES D. BARNES LIMITED
(744)	DENOTES VER-HAEGEN LAND SURVEYORS
(1194)	DENOTES JOHN B. SMELTON INC., O.L.S.
(VL)	DENOTES KOECZEW & VERHAEGEN LIMITED, O.L.S.
(172)	DENOTES WILLIAM A. BREWER, O.L.S.
(A)	DENOTES C.J.R. ARMSTRONG, O.L.S.

LEGEND

○ MH	DENOTES HYDRO MANHOLE	✦ FH	DENOTES FIRE HYDRANT
○ MS	DENOTES SEWER MANHOLE	✦ WM	DENOTES WATER METER
○ MT	DENOTES TELEPHONE MANHOLE	✦ WV	DENOTES WATER VALVE (Service)
○ MTR	DENOTES TRAFFIC MANHOLE	✦ WVM	DENOTES WATER VALVE (Main)
○ MW	DENOTES WATER MANHOLE	✦ GV	DENOTES GAS METER
⊞ CB	DENOTES CATCH BASIN	✦ GV	DENOTES GAS VALVE
⊞ DCB	DENOTES DOUBLE CATCH BASIN	✦ HM	DENOTES HYDRO METER
● LSc	DENOTES LIGHT STANDARD CONCRETE	■ Pedf	DENOTES TELEPHONE PEDESTAL
● LSs	DENOTES LIGHT STANDARD STEEL	■ PedCTV	DENOTES CABLE TV PEDESTAL
● LSw	DENOTES LIGHT STANDARD WOOD	▼ TSg	DENOTES TRAFFIC SIGN
● UPc	DENOTES UTILITY POLE CONCRETE	■ TSsg	DENOTES TRAFFIC SIGNAL
● UPs	DENOTES UTILITY POLE STEEL	■ TSsb	DENOTES TRAFFIC SIGNAL BOX
● UPw	DENOTES UTILITY POLE WOOD	◒ TH	DENOTES TEST-HOLE
● GP	DENOTES GUY POLE	✦ BM	DENOTES BENCH MARK
● GW	DENOTES GUY WIRE	△ HCP	DENOTES HORIZONTAL CONTROL POINT
○ Bol	DENOTES BOLLARD	○ VCP	DENOTES VERTICAL CONTROL POINT
● PM	DENOTES PARKING METER	Ⓢ	DENOTES SHRUB
		○ SC	DENOTES SEWER CLEANOUT
TOC	DENOTES TOP OF CURB		
BOC	DENOTES BOTTOM OF CURB	INV	DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED (F AND) (T RESPECTIVELY. A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

C (pole #XX) C	DENOTES OVERHEAD CABLE TV LINE
G (pole #XX) G	DENOTES GAS LINE
H (pole #XX) H	DENOTES OVERHEAD HYDRO LINE
CS (pole #XX) CS	DENOTES COMBINED SEWER
SA (pole #XX) SA	DENOTES SANITARY SEWER
ST (pole #XX) ST	DENOTES STORM SEWER
T (pole #XX) T	DENOTES OVERHEAD TELEPHONE LINE
W (pole #XX) W	DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u" (CABLE = uC HYDRO = uH TELEPHONE = uT)

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 URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4684854.99	E334103.51
ORP-B	N4684703.90	E334168.43

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

FOR BEARING COMPARISON, A ROTATION OF 02°18'50" CLOCKWISE WAS APPLIED TO (P), (P1), (P3), (P5) AND (P7) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION OF 02°17'18" CLOCKWISE WAS APPLIED TO (P4) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION OF 02°20'50" CLOCKWISE WAS APPLIED TO (P5) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION OF 01°13'40" CLOCKWISE WAS APPLIED TO (P6) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION OF 00°59'30" CLOCKWISE WAS APPLIED TO (P8) TO CONVERT TO GRID BEARINGS.

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CANADIAN GEODETIC VERTICAL DATUM (1928)

BENCH MARK

BENCH MARK 1556 ELEVATION 188.60
M.B. 1145 TECUMSEH ROAD EAST (FRANCO'S HAIR STYLES); THE PLATE IS LOCATED ON THE NORTH WALL, 3.5 M FROM THE NORTH ENTRANCE AND 21 CM ABOVE GRADE.

SITE BENCH MARK

ELEVATION 189.11
TOP OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF THE PARENT STREET.

INVERTS

INVERTS ARE DERIVED FROM CITY OF WINDSOR SEWER ATLAS (PLATE K7) AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

CAUTION

UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

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 REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 17th DAY OF MARCH, 2022.

DATE APRIL 12, 2022

DAVID J. MORGAN
ONTARIO LAND SURVEYOR

VERHAEGEN LAND SURVEYORS SURVEYING MAPPING GIS
A DIVISION OF J. D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1751 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
D.J.	D.M.	22-47-066-00
CAD File: 22-47-066-00.dwg	E-WIND-2-90	CAD Date: May 4, 2022 11:08 AM