

LEGEND

○ MHH DENOTES HYDRO MANHOLE	✦ FH DENOTES FIRE HYDRANT
○ MHS DENOTES SEWER MANHOLE	✦ WM DENOTES WATER METER
○ MHT DENOTES TELEPHONE MANHOLE	✦ WVS DENOTES WATER VALVE (Service)
○ MHTR DENOTES TRAFFIC MANHOLE	✦ WVM DENOTES WATER VALVE (Main)
○ MHW DENOTES WATER MANHOLE	✦ GM 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	■ PedT DENOTES TELEPHONE PEDESTAL
● LSs DENOTES LIGHT STANDARD STEEL	■ PedCTV DENOTES CABLE TV PEDESTAL
● LSw DENOTES LIGHT STANDARD WOOD	▼ TRs DENOTES TRAFFIC SIGN
● UPc DENOTES UTILITY POLE CONCRETE	■ TRsg DENOTES TRAFFIC SIGNAL
● UPs DENOTES UTILITY POLE STEEL	■ TRsb DENOTES TRAFFIC SIGNAL BOX
● UPw DENOTES UTILITY POLE WOOD	● TH DENOTES TESTHOLE
● 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
TOC DENOTES TOP OF CURB	○ SC DENOTES SEWER CLEANOUT
BOC DENOTES BOTTOM OF CURB	INV DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT AND CT 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 — C — C —	DENOTES OVERHEAD CABLE TV LINE
— G — (pipe size) — G —	DENOTES GAS LINE
— H — H — H —	DENOTES OVERHEAD HYDRO LINE
— CS — (pipe size) — CS —	DENOTES COMBINED SEWER
— SA — (pipe size) — SA —	DENOTES SANITARY SEWER
— ST — (pipe size) — ST —	DENOTES STORM SEWER
— T — T — T —	DENOTES OVERHEAD TELEPHONE LINE
— W — (pipe size) — W —	DENOTES WATER LINE

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

ELEVATIONS

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

BENCH MARK

BENCH MARK 968 ELEVATION 184.69
m.b. 1751 POLONIA PARKAPARTMENT 2; THE PLATE IS LOCATED ON THE EAST WALL, 0.1M FROM THE SOUTH WALL AND 0.3M ABOVE GRADE.

SITE BENCH MARK

TOP OF FIRE HYDRANT ALONG THE WEST SIDE OF NORMAN ROAD. ELEVATION 185.52

AREA

0.162 HECTARES

"METRIC"

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

INVERTS

INVERTS ARE DERIVED FROM CITY OF WINDSOR SEWER ATLAS (PLATE N5) AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

CAUTION

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

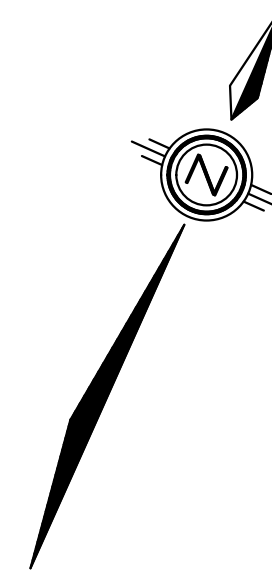
INTEGRATION DATA

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	N4686651.75	E337606.86
ORP-B	N4686495.23	E337676.49

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

FOR BEARING COMPARISON, A ROTATION OF 00° 56' 00" (CLOCKWISE) WAS APPLIED TO (P) AND (P1) TO CONVERT TO UTM GRID BEARINGS.



TOPOGRAPHIC SURVEY

OF
LOTS 2, 3, 108 and 109,
PART OF ALLEY,
PART OF PRINCESS AVENUE,
REGISTERED PLAN 1360

IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

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

SCALE = 1:250



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) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999931.

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. 525/91.

■ DENOTES SURVEY MONUMENT FOUND	WIT DENOTES WITNESS MEASURED
□ DENOTES SURVEY MONUMENT SET	M DENOTES SET
SIB DENOTES STANDARD IRON BAR	S DENOTES PERPENDICULAR
SSIB DENOTES SHORT STANDARD IRON BAR	IB DENOTES BOARD FENCE
IB DENOTES IRON BAR	CLF DENOTES CHAIN LINK FENCE
IBØ DENOTES ROUND IRON BAR	
CC DENOTES CUT-CROSS	
CP DENOTES STEEL PIN	
PB DENOTES PLASTIC BAR	
(OU) DENOTES ORIGIN UNKNOWN	
(P) DENOTES REGISTERED PLAN 1360	
(P1) DENOTES PLAN 12R-14391	(D) DENOTES R1182802
(P2) DENOTES PLAN OF SURVEY BY(A) DATED DECEMBER 17, 1981. (L-1360-0)	
(JDB) DENOTES J.D. BARNES LIMITED	
(1744) DENOTES VERHAEGEN LAND SURVEYORS	
(1194) DENOTES JOHN B. SKEETON INC., O.L.S.	
(A) DENOTES C.G.R. ARMSTRONG, O.L.S.	
N= NORTH; S= SOUTH; W= WEST; E= EAST	

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

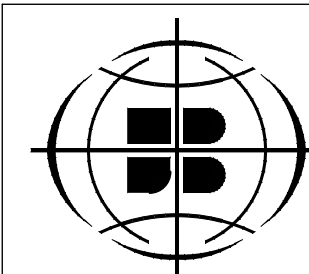
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 28th DAY OF SEPTEMBER, 2022.

DATE OCTOBER 20, 2022

Roy A. Simone

ROY A. SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2197032



VERHAEGEN
LAND SURVEYORS
A Division of

J. D. Barnes Limited

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