

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		N4686514.86	E334751.50
ORP-B		N4686460.30	E334631.02

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

FOR BEARING COMPARISON, A ROTATION OF 02°06'05" CLOCKWISE WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS.

SITE BENCH MARK
TOP OF FIRE HYDRANT
ELEVATION 184.30

DEVONSHIRE COURT
(DEDICATED BY REGISTERED PLAN 684)
P.I.N. 01131-0448

ELEVATIONS

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

BENCH MARK

BENCH MARK 356
1920 ONTARIO STREET; THE PLATE IS LOCATED ON THE WEST WALL, 015m NORTH OF THE SOUTH WALL AND 0.24m ABOVE GROUND. ELEVATION 184.34

SITE BENCH MARK

TOP OF FIRE HYDRANT AT NORTHEAST CORNER OF KILDARE ROAD AND DEVONSHIRE COURT. ELEVATION 184.30

AREA

0.214 ACRES

"METRIC"

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

TOPOGRAPHIC SURVEY OF LOTS 84 TO 87, REGISTERED PLAN 684 IN THE CITY OF WINDSOR COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS

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 0.99991300

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 16mm X 16mm X 0.61m IRON BAR
- IB # DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- CC DENOTES CUT-CROSS
- CP DENOTES 5mm X 50mm STEEL PIN
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1744
- WIT. DENOTES WITNESS
- (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
- ORP DENOTES OBSERVED REFERENCE POINT
- SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
- (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
- (P) DENOTES PLAN 12R-27198 (P1) DENOTES REGISTERED PLAN 684
- (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (KVL) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.
- (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
- CB DENOTES CATCH BASIN
- LSC DENOTES LIGHT STANDARD CONCRETE
- GW DENOTES GUY WIRE
- PedCTV DENOTES CABLE TV PEDESTAL
- FH DENOTES FIRE HYDRANT
- WVS DENOTES WATER VALVE (Service)
- TRs DENOTES TRAFFIC SIGN

- G (pipe size) G DENOTES GAS LINE
- H H DENOTES OVERHEAD HYDRO LINE
- SA (pipe size) SA DENOTES SANITARY SEWER
- ST (pipe size) ST DENOTES STORM SEWER
- 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)

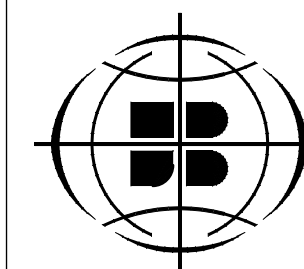
SURVEYOR'S CERTIFICATE

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 22nd DAY OF MARCH, 2021.

DATE APRIL 5, 2021

ROY A. SIMONE
ONTARIO LAND SURVEYOR



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61cm x 36cm { 0.2 m² }
24.0" x 14.0" { 2.3 ft² }