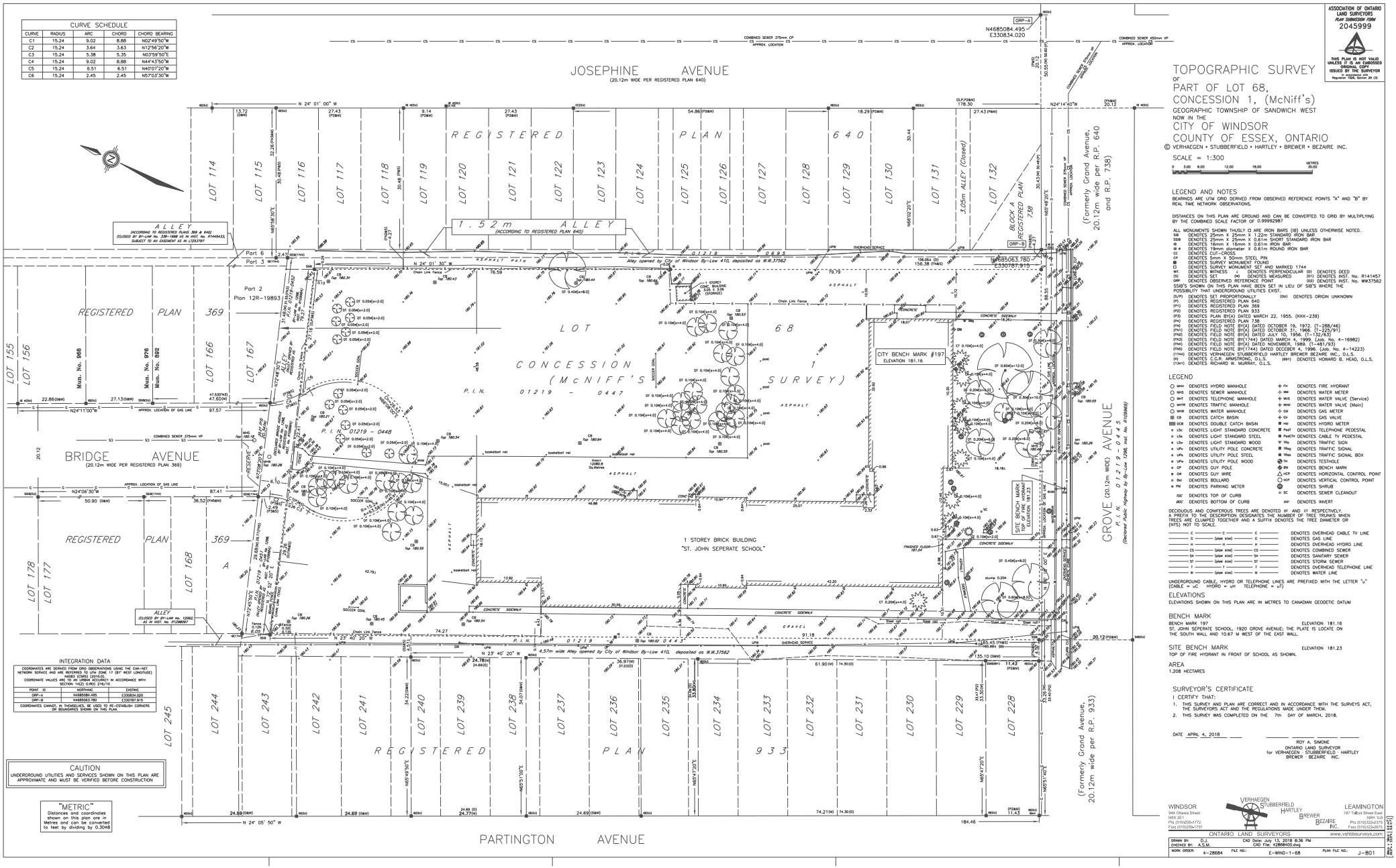

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	15.24	9.02	8.88	N02°49'50"W
C2	15.24	3.64	3.63	N12°56'20"W
C3	15.24	5.38	5.35	N03°59'50"E
C4	15.24	9.02	8.88	N44°43'50"W
C5	15.24	6.51	6.51	N40°07'20"W
C6	15.24	2.45	2.45	N57°03'30"W

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS 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	N4685084.495	E330834.020
ORP-B	N4685063.780	E330787.915

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

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

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

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2045999
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29 (3)

TOPOGRAPHIC SURVEY
OF
PART OF LOT 68, CONCESSION 1, (McNiff's)
GEOGRAPHIC TOWNSHIP OF SANDWICH WEST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:300

METRES 0 3.00 6.00 12.00 18.00 30.00

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992987

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 ø	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 ↓ DENOTES PERPENDICULAR (D) DENOTES DEED
(M)	DENOTES SET (M) DENOTES MEASURED (INST) DENOTES INST. No. R141457
ORP	DENOTES OBSERVED REFERENCE POINT (02) DENOTES INST. No. WW37562

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

(5/P)	DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
(P)	DENOTES REGISTERED PLAN 640
(P1)	DENOTES REGISTERED PLAN 369
(P2)	DENOTES REGISTERED PLAN 933
(P3)	DENOTES PLAN BY(A) DATED MARCH 22, 1955. (KKK-239)
(P4)	DENOTES REGISTERED PLAN 738
(P6)	DENOTES FIELD NOTE BY(A) DATED OCTOBER 19, 1972. (T-288/46)
(FN1)	DENOTES FIELD NOTE BY(A) DATED OCTOBER 31, 1966. (T-225/91)
(FN2)	DENOTES FIELD NOTE BY(A) DATED JULY 10, 1956. (T-137/63)
(FN3)	DENOTES FIELD NOTE BY(1744) DATED MARCH 4, 1999. (Job. No. 4-16982)
(FN4)	DENOTES FIELD NOTE BY(A) DATED NOVEMBER, 1989. (T-481/93)
(FN5)	DENOTES FIELD NOTE BY(1744) DATED DECEBER 4, 1996. (Job. No. 4-14223)
(1744)	DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(A)	DENOTES C.C.R. ARMSTRONG, O.L.S. (WH) DENOTES HOWARD B. HEAD, O.L.S.
(1341)	DENOTES RICHARD W. MURRAY, O.L.S.

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	TRsig	DENOTES TRAFFIC SIGNAL
UPs	DENOTES UTILITY POLE STEEL	TRsq	DENOTES TRAFFIC SIGNAL BOX
UPw	DENOTES UTILITY POLE WOOD	TH	DENOTES TESTHOLE
GY	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	SH	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 BY 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 (pipe size) C	DENOTES OVERHEAD CABLE TV LINE
G (pipe size) G	DENOTES GAS LINE
H (pipe size) 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 (pipe size) 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 DATUM

BENCH MARK

BENCH MARK 197 ELEVATION 181.16
ST. JOHN SEPERATE SCHOOL, 1920 GROVE AVENUE; THE PLATE IS LOCATE ON THE SOUTH WALL AND 10.67 M WEST OF THE EAST WALL.

SITE BENCH MARK ELEVATION 181.23

TOP OF FIRE HYDRANT IN FRONT OF SCHOOL AS SHOWN.

AREA

1.208 HECTARES

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 7th DAY OF MARCH, 2018.

DATE APRIL 4, 2018

ROY A. SIMONE
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

WINDSOR
944 Ottawa Street
N8X 2E1
Ph: (519)258-1772
Fax: (519)258-1791

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

LEAMINGTON
197 Talbot Street East
N8H 1L8
Ph: (519)322-2375
Fax: (519)322-2875

ONTARIO LAND SURVEYORS www.vshbbsurveys.com

DRAWN BY: D.J.	CAD Date: July 13, 2018 8:36 PM		
CHECKED BY: A.S.M.	CAD File: 42868400.dwg		
WORK ORDER: 4-28684	FILE NO.: E-WIND-1-68	PLAN FILE NO.: J-801	