

○ 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
▢ CB	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
INV	DENOTES	INVERT	○ SC	DENOTES	SEWER CLEANOUT

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

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

BENCH MARK 618 ELEVATION 607.98
W.J. LANGLOIS SCHOOL, 3110 RIVARD STREET, NEXT NORTH OF QUEEN ELIZABETH STREET APPROXIMATELY 91.4m ±; THE PLATE IS LOCATED ON THE MOST WESTERLY WALL, 0.2m SOUTH OF THE NORTH EDGE AND 0.2m ABOVE THE GRADE.

TOP OF FIRE HYDRANT

0.374 ACRES

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

IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

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 0.999896.

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
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
IB [®]	DENOTES	ROUND IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT-CROSS
CP	DENOTES	STEEL PIN
WIT	DENOTES	WITNESS
⊥	DENOTES	PERPENDICULAR
(M)	DENOTES	MEASURED
(S)	DENOTES	SET
PROP	DENOTES	PROPORTION
(D)	DENOTES	DEED
(N)	DENOTES	NOT IDENTIFIABLE
(OU)	DENOTES	ORIGIN UNKNOWN
ORP	DENOTES	OBSERVED REFERENCE POINT
(P1)	DENOTES	PLAN 12R-21843
(JDB)	DENOTES	J.D. BARNES LIMITED, O.L.S.
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS, O.L.S.
(1201)	DENOTES	CLARKE SURVEYORS INC., O.L.S.

N = NORTH; S = SOUTH; E = EAST; W = WEST

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	N15368823.60	E1111800.14
ORP-B	N15368761.72	E1112003.34

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

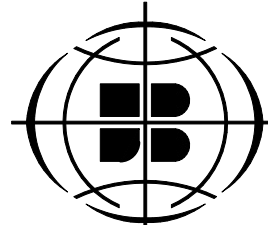
FOR BEARING COMPARSON, A ROTATION OF 1° 24' 50" CLOCKWISE WAS APPLIED TO PLAN P1 TO CONVERT TO GRID BEARINGS.

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 23rd DAY OF APRIL, 2025.

DATE APRIL 30, 2025

ALEC S. MANTHA
ONTARIO LAND SURVEYOR



VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD

944 OTTAWA STREET, WINDSOR, ON. N8X 2E1

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SURVEYING
MAPPING
GIS

DRAWN BY: A.J.M.	CHECKED BY: AM	REFERENCE NO.: 25-47-164-00
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CAD File: 25-47-164-00.dwg
CAD Date: May 1, 2025 2:12 PM

File: E-1636-BLK-E

51 cm x 0.2 { 4.0" kn2
36 cm x 24.0" w { 2.3 ft2