

LEGEND

- MHH DENOTES HYDRO MANHOLE
- MHS DENOTES SEWER MANHOLE
- MHT DENOTES TELEPHONE MANHOLE
- MHTRDENOTES TRAFFIC MANHOLE
- MHW DENOTES WATER MANHOLE
- CB DENOTES CATCH BASIN
- DCB DENOTES DOUBLE CATCH BASIN
- LSc DENOTES LIGHT STANDARD CONCRETE
- Ls DENOTES LIGHT STANDARD STEEL
- LSw DENOTES LIGHT STANDARD WOOD
- UPc DENOTES UTILITY POLE CONCRETE
- UPs DENOTES UTILITY POLE STEEL
- UPw DENOTES UTILITY POLE WOOD
- GP DENOTES GUY POLE
- GW DENOTES GUY WIRE
- BoI DENOTES BOLLARD
- PM DENOTES PARKING METER
- 70c DENOTES TOP OF CURB
- 80c DENOTES BOTTOM OF CURB
- ◆ FH DENOTES FIRE HYDRANT
- ◆ WM DENOTES WATER METER
- ◆ WVS DENOTES WATER VALVE (Service)
- ◆ WVM DENOTES WATER VALVE (Main)
- ◆ GV DENOTES GAS VALVE
- ◆ GM DENOTES GAS METER
- ◆ HM DENOTES HYDRO METER
- ◆ PedT DENOTES TELEPHONE PEDESTAL
- ◆ PedCTV DENOTES CABLE TV PEDESTAL
- ◆ Trs DENOTES TRAFFIC SIGN
- ◆ Trsg DENOTES TRAFFIC SIGNAL
- ◆ Trsb DENOTES TRAFFIC SIGNAL BOX
- ◆ TH DENOTES TESTHOLE
- ◆ BM DENOTES BENCH MARK
- △ HCP DENOTES HORIZONTAL CONTROL POINT
- VCP DENOTES VERTICAL CONTROL POINT
- ◆ DENOTES SHRUB
- SC DENOTES SEWER CLEANOUT
- 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 DENOTES OVERHEAD CABLE TV LINE
- G (pipe size) DENOTES GAS LINE
- H DENOTES OVERHEAD HYDRO LINE
- CS (pipe size) DENOTES COMBINED SEWER
- SA (pipe size) DENOTES SANITARY SEWER
- ST (pipe size) DENOTES STORM SEWER
- T DENOTES OVERHEAD TELEPHONE LINE
- W (pipe size) 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 TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.R.G 216/10

POINT ID	NORTHING	EASTING
ORP-A	4683376.79	336352.73
ORP-B	4683412.46	336432.85

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

ELEVATIONS

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

BENCH MARK

BENCH MARK 1022
ELEVATION 183.88
M.B. 3090 JEFFERSON BOULEVARD (AMCO TRANSMISSIONS); THE PLATE IS LOCATED ON THE WEST WALL, 43 CM FROM THE SOUTH WALL AND 30 CM ABOVE GRADE.

SITE BENCH MARK

TOP OF NAIL SET IN CURB AT NORTHEAST CORNER OF THE PROPERTY. ELEVATION 183.07

AREA

4420.0 Sq.Metres (0.442 Hectares)

TOPOGRAPHIC SURVEY

OF
LOT 221,
PART OF LOT 222
PART OF BLOCK 'B'
REGISTERED PLAN 1153
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 30.00 METRES

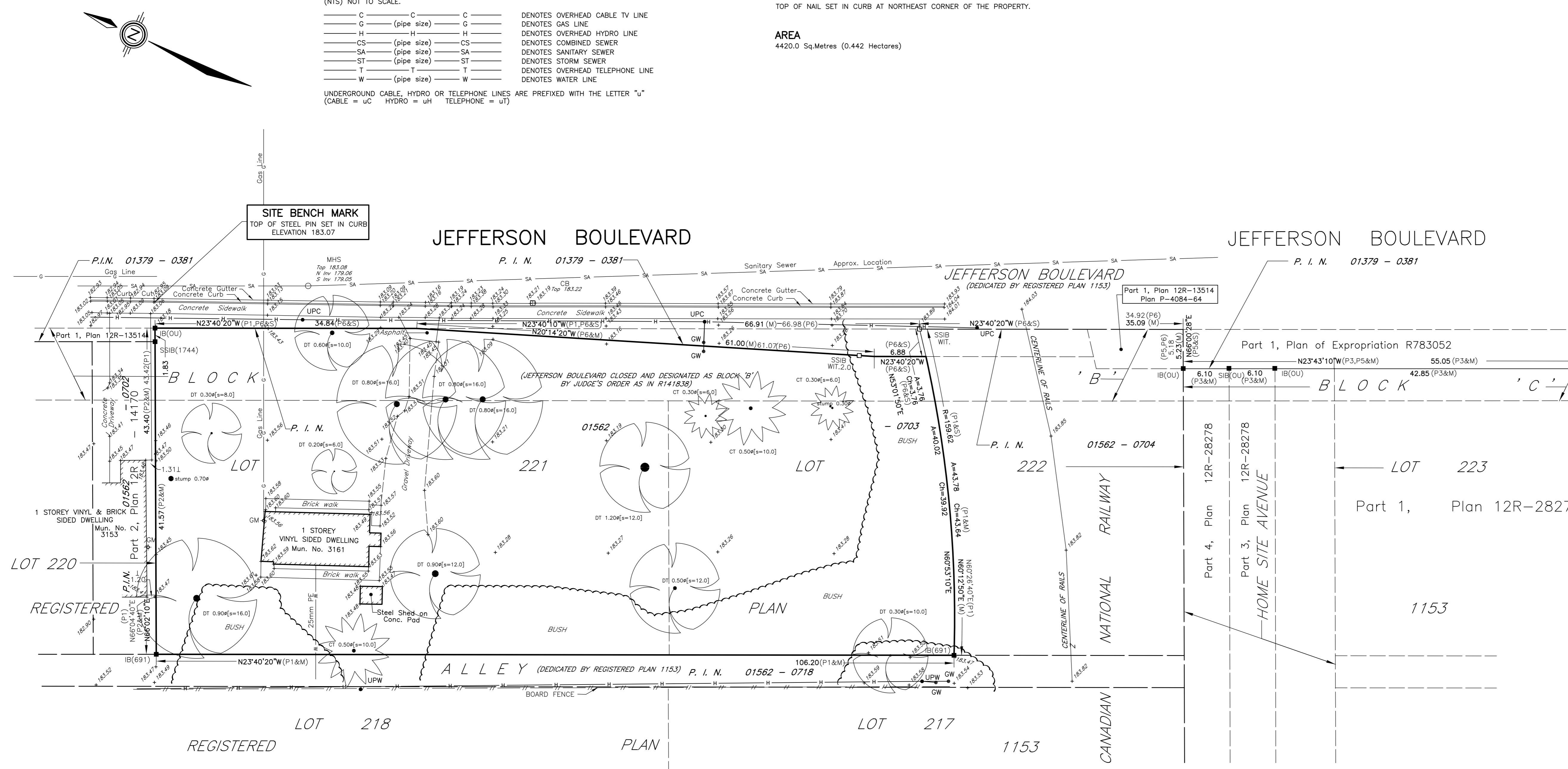
LEGEND AND NOTES

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 0.999892.

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.R.G. 525/91.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IB# DENOTES ROUND IRON BAR
- CC DENOTES CUT-CROSS
- (OU) DENOTES ORIGIN UNKNOWN
- (D) DENOTES DEED
- (P1) DENOTES PLAN OF SURVEY BY(691) DATED MARCH 25, 1969.
- (P2) DENOTES PLAN 12R-13514
- (P3) DENOTES PLAN 12R-28278
- (P5) DENOTES PLAN 12R-4440 (M.T.O. PLAN P-4084-64)
- (P6) DENOTES PLAN 12R-5307
- (JDB) DENOTES J.D. BARNES LIMITED
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- (691) DENOTES HOWARD B. HEAD, O.L.S.
- CP DENOTES STEEL PIN
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- L DENOTES PERPENDICULAR



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

INVERTS
SEWER INVERT ELEVATIONS SHOWN HEREON HAVE BEEN DERIVED FROM CITY OF WINDSOR SEWER ATLAS PLATE PB AND ARE NOT THE RESULT OF FIELD MEASUREMENTS.

"METRIC" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS

PLAN	CLOCKWISE ROTATION
P1	1° 24' 40"
P2	0° 56' 50"
P5	0° 01' 20"
P1	1° 02' 00"

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 28th DAY OF SEPTEMBER, 2023.

DATE: OCTOBER 6, 2023
Roy Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2210842

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: D.J.	CHECKED BY: RAS	REFERENCE NO.: 23-47-468-00
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