



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29 (3)

PLAN OF SURVEY
OF
PART OF LOT 13,
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS

SCALE = 1:250
0 2.50 5.00 10.00 15.00 METRES
25.00

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 0.999993.

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

- LEGEND**
- MHH DENOTES HYDRO MANHOLE
 - MHS DENOTES SEWER MANHOLE
 - MHT DENOTES TELEPHONE MANHOLE
 - MHR DENOTES TRAFFIC MANHOLE
 - MHW DENOTES WATER MANHOLE
 - CB DENOTES CATCH BASIN
 - DCB DENOTES DOUBLE CATCH BASIN
 - LSC DENOTES LIGHT STANDARD CONCRETE
 - LSS DENOTES LIGHT STANDARD STEEL
 - LSP DENOTES LIGHT STANDARD WOOD
 - UPA DENOTES UTILITY POLE STEEL
 - UPW DENOTES UTILITY POLE WOOD
 - GP DENOTES GUY POLE
 - GW DENOTES GUY WIRE
 - BoI DENOTES BOLLARD
 - PM DENOTES PARKING METER
 - FC DENOTES TOP OF CURB
 - BC DENOTES BOTTOM OF CURB
 - FI DENOTES FIRE HYDRANT
 - WM DENOTES WATER METER
 - WV DENOTES WATER VALVE (Service)
 - WVW DENOTES WATER VALVE (Main)
 - GM DENOTES GAS METER
 - CV DENOTES GAS VALVE
 - HM DENOTES HYDRO METER
 - Pst DENOTES TELEPHONE PEDESTAL
 - PstCTV DENOTES CABLE TV PEDESTAL
 - TS DENOTES TRAFFIC SIGN
 - TRC DENOTES TRAFFIC CONCRETE
 - TRP DENOTES TRAFFIC POLE
 - TRB DENOTES TRAFFIC SIGNAL BOX
 - TH DENOTES TESTHOLE
 - BM DENOTES BENCH MARK
 - HC DENOTES HORIZONTAL CONTROL POINT
 - VCP DENOTES VERTICAL CONTROL POINT
 - SHR DENOTES SHRUB
 - SC DENOTES SEWER CLEANOUT
 - IN 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 (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)

- 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
 - CS DENOTES CROSS
 - CP DENOTES 50mm X 50mm STEEL PIN
 - SM DENOTES SURVEY MONUMENT FOUND
 - SM# DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WIT DENOTES WITNESS
 - WIT# DENOTES WITNESS PERPENDICULAR
 - (S) DENOTES SET
 - (M) DENOTES MEASURED
 - (OBS) 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.
 - (O/P) DENOTES SET PROPORTIONALLY
 - (P) DENOTES PLAN 12R-12694
 - (P1) DENOTES PLAN 12M-434
 - (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEAIRE INC., O.L.S.
 - (1341) DENOTES RICHARD W. MURRAY, O.L.S.
 - (MTO) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO

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	N4679314.369	E336719.294
ORP-B	N4679304.675	E336853.356

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 DATUM

BENCH MARK
BENCH MARK 944 ELEVATION 180.77
MONARCH OFFICE SUPPLY, NORTH WALL 12 CM FROM WEST WALL AND 37 CM ABOVE GROUND.

SITE BENCH MARK ELEVATION 189.94
TOP OF MANHOLE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 20th DAY OF SEPTEMBER, 2021

DATE SEPTEMBER 30, 2021
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN SURVEYING
LAND SURVEYORS MAPPING
GIS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
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DRAWN BY: NMG	CHECKED BY: ASM	REFERENCE NO: 21-47-418-00
FILE: 21-47-418-00.dwg	E-WND-6-13	CAD Date: September 30, 2021 3:25 PM CAD File: 21-47-418-00.dwg



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