



CURVE SCHEDULE			
CURVE	RADIUS	ARC	CHORD
C1	159.63	30.98	30.99
C2	159.63	57.74	57.43
C3	159.63	85.72	87.58

PLAN OF SURVEY
 OF
PART OF LOTS 119 to 121, (Incl.)
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
 BEING
PARTS 7, 8, 13 and 14,
PLAN 12R-26172
 NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVEYORS - A DIVISION OF J.D. BARNES LTD.
 SCALE = 1:1250

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

LEGEND AND NOTES
 BEARINGS ARE UTM GPS 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 0.99988800

- LEGEND**
- SB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SB# DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 - # DENOTES 16mm diameter X 0.61m ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - CS DENOTES SURVEY MONUMENT FOUND
 - CS# DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - W# DENOTES WITNESS
 - W# DENOTES PERPENDICULAR
 - (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
 - ORP DENOTES OBSERVED REFERENCE POINT
 - SSB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 - (P1) DENOTES SET PROPORTIONALLY
 - (P2) DENOTES PLAN 12R-13246
 - (P3) DENOTES PLAN 12R-9246
 - (P4) DENOTES PLAN 12R-9077
 - (P5) DENOTES PLAN 12R-10676
 - (P6) DENOTES PLAN 12R-10652
 - (P7) DENOTES PLAN 12R-11814
 - (P8) DENOTES PLAN 12R-2505
 - (P9) DENOTES PLAN 12R-13624
 - (P10) DENOTES PLAN 12R-5157
 - (P11) DENOTES PLAN 12R-8025
 - (P12) DENOTES PLAN 12R-9572
 - (P13) DENOTES PLAN 12R-9449
 - (P14) DENOTES PLAN 12R-22975
 - (P15) DENOTES PLAN 12R-5439
 - (P16) DENOTES PLAN 12R-21472
 - (P17) DENOTES PLAN 12R-2505
 - (P18) DENOTES PLAN 12R-21709
 - (P19) DENOTES PLAN 12R-17987
 - (P20) DENOTES MTO PLAN P-2840-12
 - (P21) DENOTES FIELD NOTES PREPARED BY (A), DATED JUNE 7, 1977
 - (P22) DENOTES FIELD NOTES PREPARED BY (A), DATED JUNE 7, 1977
 - (P23) DENOTES FIELD NOTES PREPARED BY (A), AUGUST 24, 1966, (23/21)
 - (P24) DENOTES VERHAEGEN STUBBERFELD HARTLEY BREWER BEZARE INC., O.L.S.
 - (P25) DENOTES CLARKE SURVEYORS INC., O.L.S.
 - (P26) DENOTES JOHN B. SWEETON INC., O.L.S.
 - (P27) DENOTES VERHAEGEN AND BEZARE LIMITED, O.L.S.
 - (P28) DENOTES STUBBERFELD, HARTLEY LIMITED, O.L.S.
 - (P29) DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
 - (P30) DENOTES C.G. ARMSTRONG, O.L.S.

- NOTE 1:** SUBJECT TO EASEMENT IN FAVOUR OF UNION GAS LIMITED REGISTERED AS INST. NO. R435842
- NOTE 2:** SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF WINDSOR, REGISTERED AS CE141772
- NOTE 3:** SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF WINDSOR, REGISTERED AS CE146195
- NOTE 4:** SUBJECT TO EASEMENT IN FAVOUR OF CE133876
- NOTE 5:** SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF WINDSOR, REGISTERED AS CE144483
- FH DENOTES FIRE HYDRANT
 SC DENOTES SEWER CLEANOUT
 INV DENOTES INVERT

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) (1997.0).
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(3) OREGO 215/10

POINT ID	NORTHING	EASTING
ORP-A	N4687046.606	E339123.099
ORP-B	N4686990.739	E339469.132

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 CAN-NET/SMARTNET NETWORK, (H.T.V. 2.0)

BENCH MARK
 BENCH MARK 543
 1868 JEFFERSON BOULEVARD, PLATE I LOCATED ON THE WEST WALL, 0.60m SOUTH OF THE NORTH WALL AND 0.50m ABOVE GRADE. ELEVATION 182.255m

SITE BENCH MARK
 TOP OF FIRE HYDRANT (FH) BEHIND THE HOME DEPOT PROPERTY. ELEVATION 182.677m

AREA
 13.7975 Hectares, (34.094 Acres).

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 22nd DAY OF JANUARY, 2024

DATE: JANUARY 24, 2024
 REVISED ON OCTOBER 09, 2024
 ADDED MORE ELEVATIONS

REVISED ON NOVEMBER 18, 2024
 ADDED MORE TOPO FEATURES AND ELEVATIONS

ANDREW S. MANTHA
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO ADSL SUBMISSION FORM NUMBER 2214161.

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

944 OTTAWA STREET, WINDSOR, ON, N9X 2E1
 T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: SP CHECKED BY: A.S.M. REFERENCE NO.: 23-47-675-01
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 CAD File: 23-47-675-01.dwg

TECUMSEH ROAD EAST
 (Transferred to the City of Windsor by Order in Council O/C 3068/06, Registered as Instrument No. 364601) P.I.N. 01585-0161
 (ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2)