ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2129839

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 BLOCK 'Z'
REGISTERED PLAN 1330
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS

SCALE : 1"=40'

0 20.0 40.0 80.0 120.0 FEET 200.0

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

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) NAD 83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991700

LEGEND
ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

SIB	DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR		
SSIB	DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR		
IB	DENOTES 5/8" X 5/8" X 2'-0" IRON BAR		
IB ø	DENOTES 3/4" diameter X 2'-0" 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
(S)	DENOTES SET	(M)	DENOTES MEASURED (D) DENOTES DEED
ORP	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.

(S/P)	DENOTES SET PROPORTIONALLY	(OU)	DENOTES ORIGIN UNKNOWN
(P)	DENOTES PLAN 12M-412		
(P1)	DENOTES PLAN OF SURVEY PER JDB, Dated July 14, 2020. Work Order 20-47-714-00.		
(FN)	DENOTES FIELD NOTES PER 1744, Dated June 21, 1996, Work Order 4-13679		
(FN1)	DENOTES FIELD NOTES PER 1744, Dated November 24, 2006, Work Order 4-24047		
(1744)	DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.		
(JDB)	DENOTES J.D. BARNES LIMITED, O.L.S.		
MH	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	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
		SC	DENOTES SEWER CLEANOUT
TOC	DENOTES TOP OF CURB	INV	DENOTES INVERT
BOC	DENOTES BOTTOM OF CURB		

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) 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

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 FEET TO CANADIAN VERTICAL GEODETIC DATUM 1928.

BENCH MARK
BENCH MARK 1191 ELEVATION 619.39
MUN. No. 630 NORTH TALBOT ROAD; THE PLATE IS LOCATED ON THE SOUTH WALL OF THE GARAGE . 0.7' FROM WEST WALL AND 1.1' ABOVE GRADE.

SITE BENCH MARK
ELEVATION 619.01'
NAIL IN SOUTHERLY FACE OF HYDRO POLE AT SOUTH EAST CORNER OF PROPERTY.

AREA
4.360 Acres

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

INVERTS INVERTS ARE DERIVED FROM CITY OF WINDSOR SEWER ATLAS (PLATE L14) AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	1°15'40"

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 14th DAY OF JULY, 2020

DATE MAY 9, 2025

Roy Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

REVISED JULY 10, 2026
re: ADDITIONAL TOPOGRAPHIC INFORMATION TO ADJOINING PROPERTY

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	N15351096.15	E1101058.70
ORP-B	N15350939.17	E1101507.73

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

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

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NMG / CMM	KH / R.A.S.	20-47-714-01
FILE: 20-47-714-01.dwg	E-1330-BLOCK 'Z'	CAD Date: July 10, 2026 5:00 PM CAD File: 20-47-714-02C.dwg

Drawn Plotted: [432.0 x 279.0 (17 in.)]