

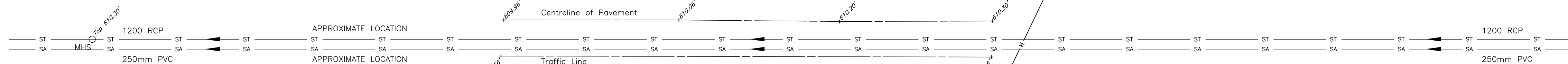
SITE BENCH MARK

TOP OF FIRE HYDRANT
ELEVATION 613.38'FH
WMM

CABANA ROAD WEST

(DEDICATED BY REGISTERED PLAN 1241)

P.I.N. 01288 - 0403



TOPOGRAPHIC SURVEY

OF
PART OF LOT 5
REGISTERED PLAN 1478IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

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

SCALE : 1"=20'

0 10.0 20.0 40.0 60.0 80.0 100.0
FEET**"IMPERIAL"** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE
IN FEET AND CAN BE CONVERTED TO METRES BY
MULTIPLYING BY 0.3048

ELEVATIONS

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

BENCH MARK

BENCH MARK #1211
THE PLATE IS LOCATED ON THE NORTH WALL OF THE GARAGE. 0.4' FROM THE
WEST WALL AND 1.2' ABOVE GRADE

SITE BENCH MARK

AS SHOWN ON FACE OF PLAN

AREA

0.50 Acres

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	15354830.01	1096547.06
ORP-B	15355028.79	1097445.42

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS
OR BOUNDARIES SHOWN ON THIS PLAN.FOR BEARING COMPARISON, A ROTATION OF 01° 28' 20" CLOCKWISE WAS APPLIED TO
P & P1 TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION OF 01° 32' 10" CLOCKWISE WAS APPLIED TO
P2 TO CONVERT TO GRID BEARINGS.

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 OFALL 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.

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 Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR

CC DENOTES CUT-CROSS

CP DENOTES 5mm X 50mm STEEL PIN

PB DENOTES PLASTIC BAR

■ DENOTES SURVEY MONUMENT FOUND

□ DENOTES SURVEY MONUMENT SET AND MARKED JDB

WIT. DENOTES WITNESS I DENOTES MEASURED (D1) DENOTES INST. R1276551

(S) DENOTES SET (M) DENOTES MEASURED (D1) DENOTES INST. R1276551

ORP DENOTES OBSERVED REFERENCE POINT

(N) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN

(S/P) DENOTES SET PROPORTIONALLY

(P) DENOTES REGISTERED PLAN 1478

(P1) DENOTES PLAN OF SURVEY BY (1431) Dated: Sep. 28, 1983. W.O.# 1082.

(P2) DENOTES PLAN 12R-15421

(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.

(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.

(1431) DENOTES STUBBERFIELD, HARTLEY LIMITED, O.L.S.

(691) DENOTES HOWARD B. HEAD, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 19th. DAY OF MAY, 2024.

DATE JUNE 3, 2024.

ROY SIMONE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2217495

DRAWN BY: CAM CHECKED BY: RAS REFERENCE NO.: 24-47-229-00

CAD File: 24-47-229-00.dwg File: E-1478-0
CAD Date: June 3, 2024 2:36 PM

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
- MHTR 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
- 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
- Bol DENOTES BOLLARD
- PM DENOTES PARKING METER
- INV DENOTES INVERT
- ◆ FH DENOTES FIRE HYDRANT
- ◆ WM DENOTES WATER METER
- ◆ WVS DENOTES WATER VALVE (Service)
- ◆ WVM DENOTES WATER VALVE (Main)
- ◆ GM DENOTES GAS METER
- ◆ GV DENOTES GAS VALVE
- ◆ 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
- S DENOTES SHRUB
- SC DENOTES SEWER CLEANOUT

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 — 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

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U"
(CABLE = UC HYDRO = UH TELEPHONE = UT)

REGISTERED

PLAN

1478

P.I.N. 01289 - 1439

P.I.N. 01289 - 1760

P.I.N. 01289 - 1761

P.I.N. 01289 - 1437

LOT 8

LOT 6

LOT 4

KENNEDY DRIVE

(DEDICATED BY REGISTERED PLAN 1478)