

SITE BENCH MARK
TOP OF FIRE HYDRANT
ELEVATION 184.218

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	N4684001.71	E339923.67
ORP-B	N4684062.16	E339897.00

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

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
- LSt 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
- TC DENOTES TOP OF CURB
- BOC DENOTES BOTTOM OF CURB
- ◆ 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
- 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 ——— 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)

ELEVATIONS

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

BENCH MARK

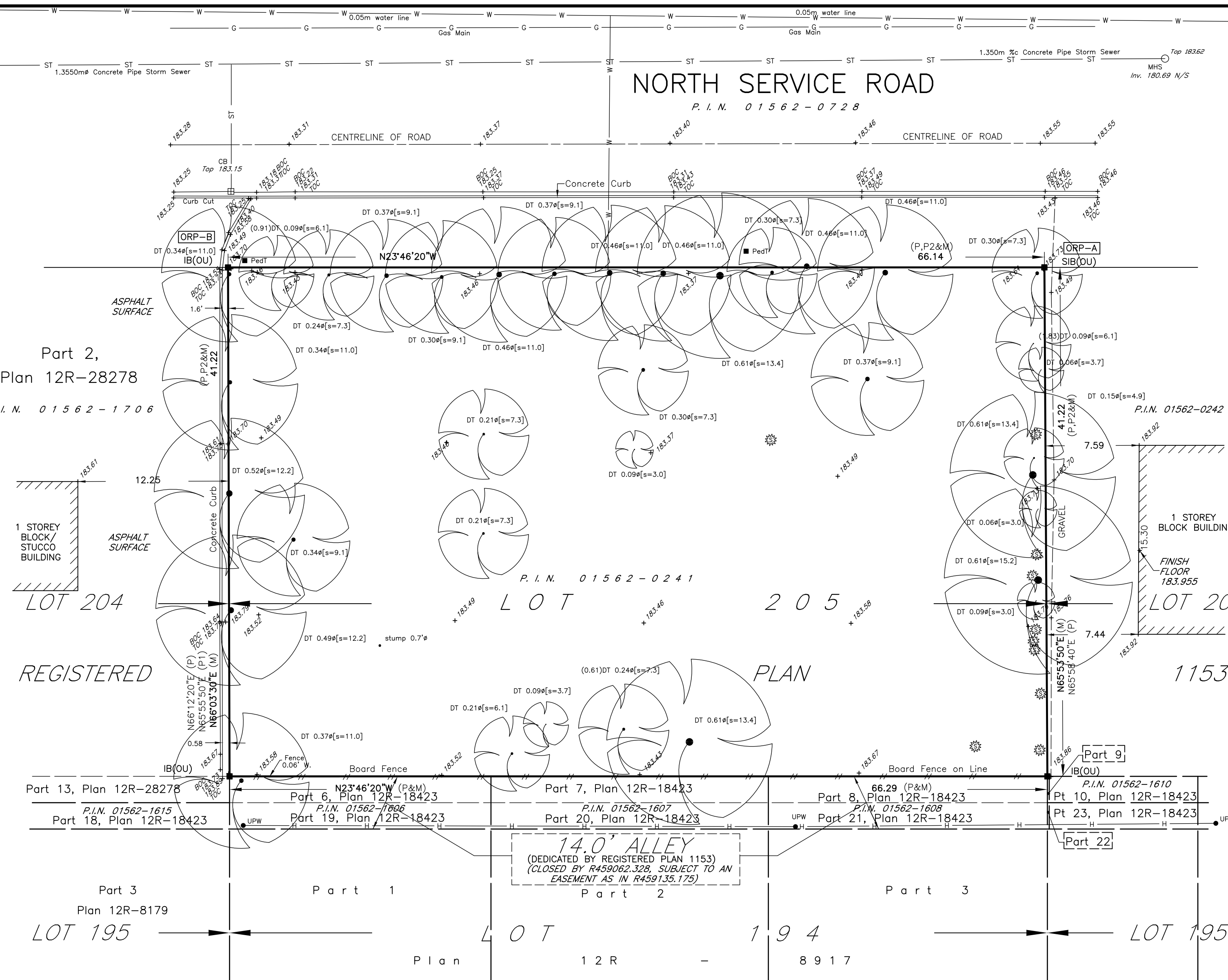
BENCH MARK 184 ELEVATION 603.99'
3280 JEFFERSON BLVD.; THE PLATE IS LOCATED ON THE WEST WALL, 2.4' NORTH OF THE SOUTH WALL AND 1.0' ABOVE GROUND (REVISED P.W.D.1984).

SITE BENCH MARK

TOP OF FIRE HYDRANT ELEVATION 604.39'

AREA

0.674 ACRES



TOPOGRAPHIC SURVEY
OF
LOT 205,
REGISTERED PLAN 1153
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

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SCALE = 1:250



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

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND 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 0.99998155

A CLOCKWISE ROTATION OF 1°18'40" WAS APPLIED TO THE BEARINGS ON PLAN 12R-18423 TO ALLOW COMPARISONS TO ASTRONOMIC BEARINGS.

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- MEAS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED

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.REG. 525/91.

- (S/P) DENOTES SET PROPORTIONALLY
- (P) DENOTES PLAN 12R-18423
- (P1) DENOTES PLAN 12R-8278
- (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (OU) DENOTES ORIGIN UNKNOWN
- (P2) DENOTES REGISTERED PLAN 1153

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 8th DAY OF JULY, 2021.

DATE JULY 13, 2021

Converted to Metric
October 18, 2021

Andrew S. Mantha

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR



VERHAEGEN
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2162936



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

6 cm x 36 cm (0.9 m²)
24.0" x 14.0" (2.5 ft²)