

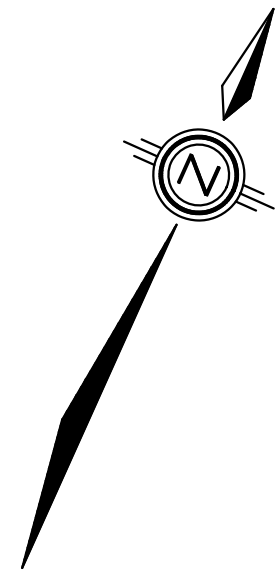
TOPOGRAPHIC SURVEY  
OF  
LOT 106  
REGISTERED PLAN 865  
IN THE  
CITY OF WINDSOR  
COUNTY OF ESSEX

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

SCALE = 1:150  
0 1.50 3.00 6.00 9.00 15.00 METRES

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

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	1°15'10"



ELEVATIONS

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

BENCH MARK

CITY OF WINDSOR BENCH MARK #1115 ELEVATION 182.09  
877 WALKER ROAD, THE PLATE ON THE EAST WALL 0.01m FROM THE NORTH WALL AND 0.40m ABOVE GRADE.

SITE BENCH MARK

AS SHOWN ON FACE OF PLAN

AREA

326.9 sq m

CAUTION

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

LEGEND

○ MHH 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
● BoI DENOTES BOLLARD	⊕ VCP DENOTES VERTICAL CONTROL POINT
● PM DENOTES PARKING METER	⊕ DENOTES SHRUB
⊕ SC DENOTES SEWER CLEANOUT	
⊕ TOC DENOTES TOP OF CURB	
⊕ BOC DENOTES BOTTOM OF CURB	
⊕ 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)

LEGEND AND NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999912

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
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
⊥	DENOTES WITNESS
⊥	DENOTES PERPENDICULAR
(S)	DENOTES SET
(M)	DENOTES MEASURED
(D)	DENOTES INST. No.
ORP	DENOTES OBSERVED REFERENCE POINT

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.

(NI) DENOTES NOT IDENTIFIABLE (OU) DENOTES ORIGIN UNKNOWN  
(S/P) DENOTES SET PROPORTIONALLY

(P) DENOTES PLAN OF SURVEY BY (1194) Dated: Feb. 25, 1989. Plan File: SP-1701.  
(1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.  
(JDB) DENOTES J.D. BARNES LIMITED, O.L.S.  
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

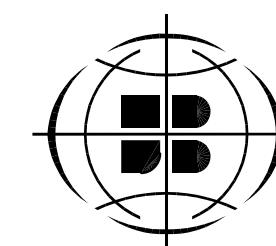
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 10th. DAY OF AUGUST, 2023.

DATE SEPTEMBER 12, 2023.

*Shafiq Habibur Rahman*

SHAFIQ HABEBUR RAHMAN  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2210887



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

944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
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DRAWN BY: SEPTEMBER 12, 2023.	CHECKED BY: SEPTEMBER 12, 2023.	REFERENCE NO.: 23-47-381-00
CAD File: 23-47-381-00.dwg CAD Date: 9/12/2023		File: E-865-10

64cm x 0.4 25.0 11.7  
64cm x 25.0 11.7 4.3 11.7