

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	N4686175.27	E343618.74
ORP-B	N4686326.62	E343596.00

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 CANADIAN GEODETIC VERTICAL DATUM (1928)

BENCH MARK

TOWN OF TECUMSEH BENCH MARK 140
TECUMSEH POST OFFICE - TECUMSEH ROAD - MUN. No. 11910 - PLATE IS LOCATED ON THE SOUTH WALL 0.20m EAST OF WEST WALL 0.6m ABOVE GRADE. ELEVATION 179.23

SITE BENCH MARK

TOP OF NAIL SET ON UTILITY HYDRO POLE AT THE SOUTHEAST CORNER OF THE PROPERTY. ELEVATION 179.03

AREA

0.334 HECTARES

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 OF 0.999878.

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.

- 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
- CP DENOTES STEEL PIN
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- S DENOTES SET
- L DENOTES PERPENDICULAR
- D DENOTES INSTRUMENT RT113610
- OU DENOTES ORIGIN UNKNOWN
- ORP DENOTES OBSERVED REFERENCE POINT
- (P) DENOTES PLAN OF SURVEY BY(1744) DATED AUGUST 2, 2016. (C-4262)
- (FN) DENOTES FIELD NOTES BY(1744) DATED FEBRUARY 15, 2019. (4-29164)
- (JDB) DENOTES J.D. BARNES LIMITED
- (1744) DENOTES VERHAEGEN LAND SURVEYORS
- N=NORTH; S=SOUTH; W=WEST; E=EAST
- DENOTES PHASE ONE RSC PROPERTY

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
- MHR 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
- 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
- SC DENOTES SEWER CLEANOUT
- WV 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 (N/S) NOT TO SCALE.

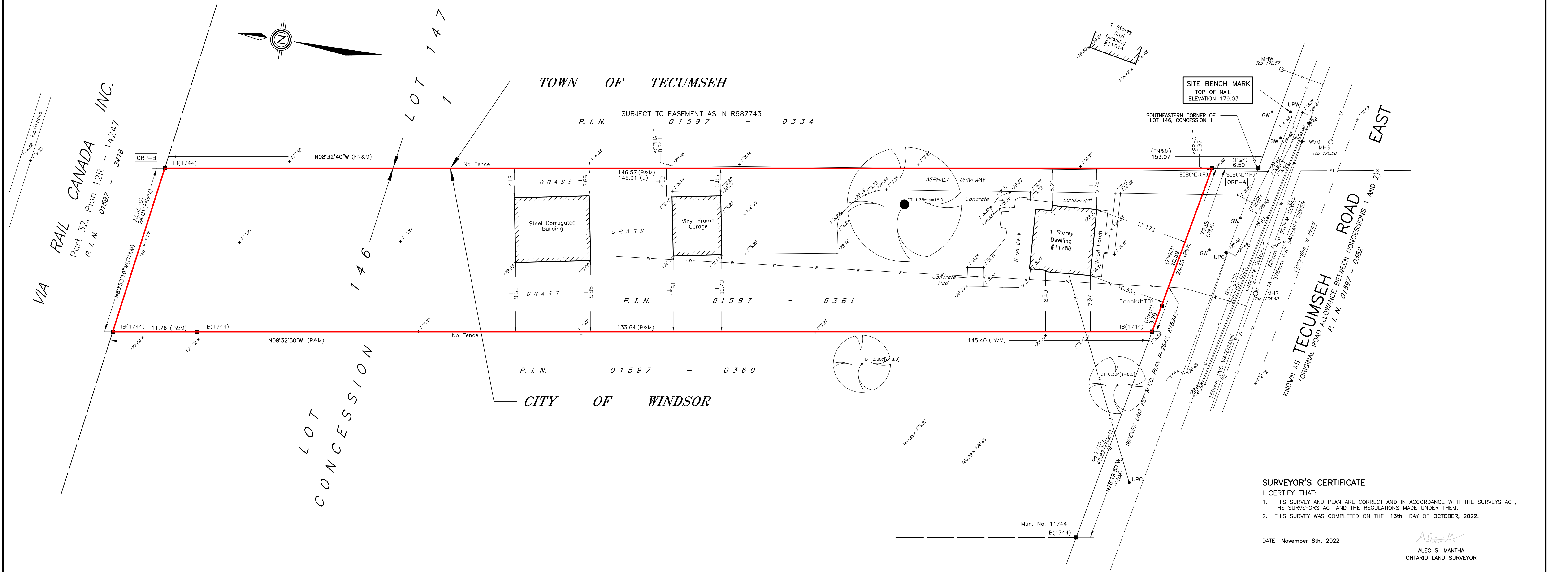
- C — C DENOTES OVERHEAD CABLE TV LINE
- G — G DENOTES GAS LINE
- H — H DENOTES OVERHEAD HYDRO LINE
- CS — CS DENOTES COMBINED SEWER
- SA — SA DENOTES SANITARY SEWER
- ST — ST DENOTES STORM SEWER
- T — T DENOTES OVERHEAD TELEPHONE LINE
- W — W DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U" (CABLE = uC HYDRO = uH TELEPHONE = uT)

TOPOGRAPHIC PLAN OF SURVEY
OF
PART OF LOT 146,
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SANDWICH
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED

SCALE = 1:250
0 2.50 5.00 10.00 15.00 25.00 METRES

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



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 13th DAY OF OCTOBER, 2022.

DATE November 8th, 2022
ALEC S. MANTHA
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2201586

VERHAEGEN SURVEYING
LAND SURVEYORS MAPPING GIS
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DRAWN BY: D.J.	CHECKED BY: AM	REFERENCE NO.: 22-47-426-00
CAD File: 22-47-426-00.dwg		CAD Date: November 8th, 2022