

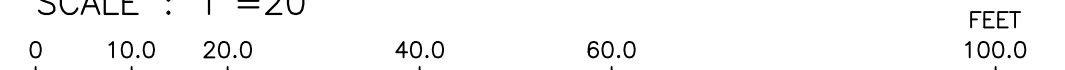
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3)

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

PLAN OF SURVEY
OF
LOT 5,
REGISTERED PLAN 804
AND
PART OF ALLEY
REGISTERED PLAN 51
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

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

SCALE : 1"=20'



LEGEND & NOTE

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 0.999934

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

- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IB ∅ DENOTES ROUND IRON BAR
- CC DENOTES CUT-CROSS
- CP DENOTES STEEL PIN
- PB DENOTES PLASTIC BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED 1744
- WIT. DENOTES WITNESS L DENOTES PERPENDICULAR
- (S) DENOTES SET (M) DENOTES MEASURED
- 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.
- (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
- (P) DENOTES REGISTERED PLAN 804
- (P1) DENOTES PLAN 12R-22710
- (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
- (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

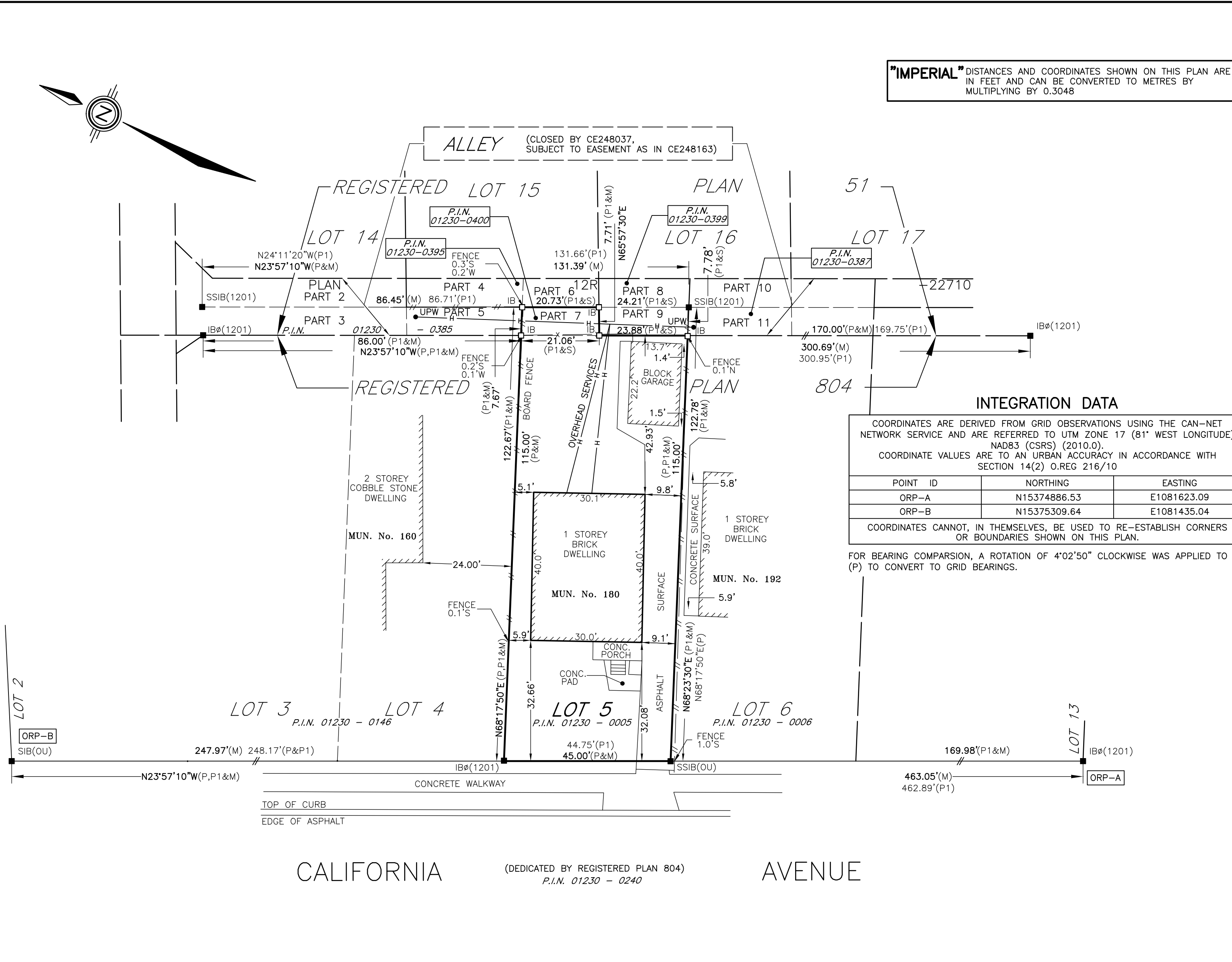
INTEGRATION DATA

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	N15374886.53	E1081623.09
ORP-B	N15375309.64	E1081435.04

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

FOR BEARING COMPARISON, A ROTATION OF 4°02'50" CLOCKWISE WAS APPLIED TO
(P) TO CONVERT TO GRID BEARINGS.



CALIFORNIA AVENUE
(DEDICATED BY REGISTERED PLAN 804)
P.I.N. 01230 - 0240

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 6th DAY OF APRIL, 2022

DATE APRIL 18, 2022

Roy A. Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR



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DRAWN BY: Y.P.	CHECKED BY: R.A.S.	REFERENCE NO.: 22-47-111-00
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