

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) 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 0.999929.
 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.

LEGEND

○ MHH DENOTES HYDRO MANHOLE	◆ FH DENOTES FIRE HYDRANT
○ MHS DENOTES SEWER MANHOLE	◆ WM DENOTES WATER METER
○ MHT DENOTES TELEPHONE MANHOLE	◆ WWS DENOTES WATER VALVE (Service)
○ MHTR DENOTES TRAFFIC MANHOLE	◆ WWM 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
● LSt 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
● Bol DENOTES BOLLARD	○ VCP DENOTES VERTICAL CONTROL POINT
● PM DENOTES PARKING METER	● SH DENOTES SHRUB
● W DENOTES INVERT	● 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 — G — 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)

TOPOGRAPHIC SURVEY
 OF
PART OF LOTS 5 TO 11 (Incl.)
 AND
LOTS 12 TO 18 (Incl.)
 AND
PART OF BLOCK 'A'
 AND
PART OF MANITOBA STREET
REGISTERED PLAN 948
 AND
PART OF LOTS 1 AND 2
 AND
LOTS 102 TO 104 (Incl.)
 AND
PART OF BLOCK 'B'
REGISTERED PLAN 997
 IN THE
CITY OF WINDSOR
 © **COUNTY OF ESSEX**
VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.
 SCALE : 1"=20'

THE INTENDED PLOT SIZE OF THIS PLAN IS 36 INCHES IN WIDTH BY 24 INCHES IN HEIGHT IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

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

CAUTION
 SEWER INVERT ELEVATIONS SHOWN HEREIN HAVE BEEN DERIVED FROM CONSTRUCTION DRAWINGS AND ARE NOT THE RESULT OF FIELD MEASUREMENTS.

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

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	15364349.26	1085017.33
ORP-B	15363405.15	1085437.53

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

THE RESULTANT TIE BETWEEN ORP 'A' AND ORP 'B' IS 1033.47' (GROUND), N23°59'30"W.

LEGEND

■ DENOTES SURVEY MONUMENT FOUND	(D1) DENOTES R1410871
□ DENOTES SURVEY MONUMENT SET	(D2) DENOTES R1013137
○ DENOTES STANDARD IRON BAR	(D3) DENOTES CE975246
SSIB DENOTES SHORT STANDARD IRON BAR	
IB DENOTES IRON BAR	
PB DENOTES PLASTIC BAR	
WIT DENOTES WITNESS	
M DENOTES MEASURED	
L DENOTES PERPENDICULAR	
S DENOTES SET	
PROP DENOTES PROPORTION	
(OU) DENOTES ORIGIN UNKNOWN	
ORP DENOTES OBSERVED REFERENCE POINT	
(P3) DENOTES PLAN 12R-26947	
(P7) DENOTES PLAN 12R-29587	
(1744) DENOTES VERHAEGEN LAND SURVEYORS	
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.	
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.	
(JDB) DENOTES J. D. BARNES LIMITED, O.L.S.	
(UPW) DENOTES WOOD UTILITY POLE	

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

BENCH MARK
 BENCH MARK 1317 ELEVATION 600.37'
 M.B. 2590 KENORA STREET (MICHAEL PATRICK HYDRO STATION); THE PLATE IS LOCATED ON THE SOUTH WALL, 3.3 FEET EAST OF THE JOG IN THE BUILDING AND 1.0 FEET ABOVE GRADE.

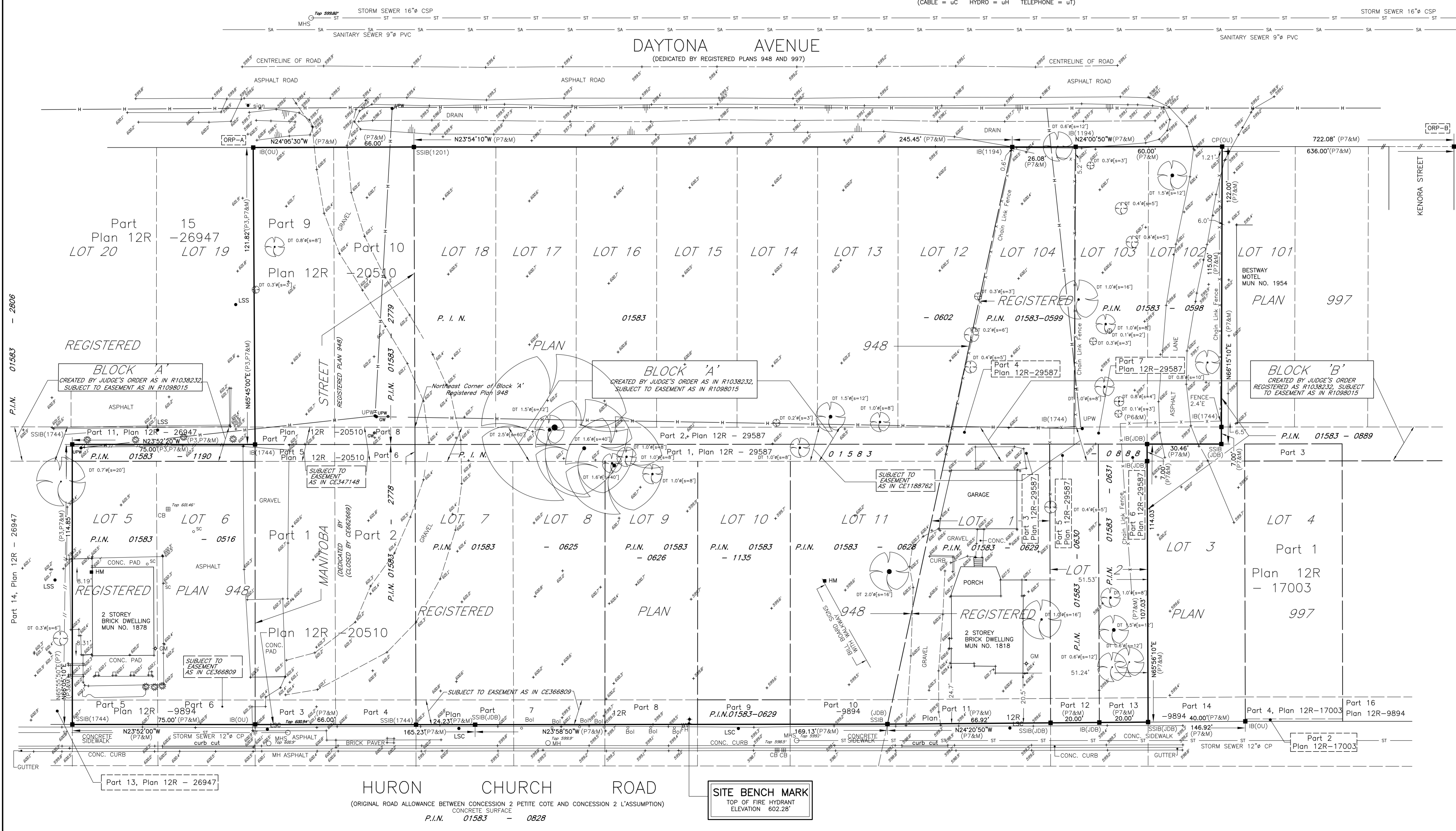
SITE BENCH MARK ELEVATION 602.28'
 TOP OF FIRE HYDRANT IN FRONT LOT 9 AS SHOWN ON FACE OF PLAN

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 JANUARY, 2025

DATE JANUARY 27, 2025

Roy Simono
 ROY A. SIMONO
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2220911



HURON CHURCH ROAD
 (ORIGINAL ROAD ALLOWANCE BETWEEN CONCRESSION 2 PETITE COTE AND CONCRESSION 2 L'ASSUMPTION)
 CONCRETE SURFACE
 P.I.N. 01583 - 0828

SITE BENCH MARK
 TOP OF FIRE HYDRANT
 ELEVATION 602.28'

VERHAEGEN SURVEYING
LAND SURVEYORS MAPPING GIS
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