

**PLAN OF SURVEY**  
OF  
**LOT 53,**  
**REGISTERED PLAN 937**  
IN THE  
**CITY OF WINDSOR**  
**COUNTY OF ESSEX, ONTARIO**  
© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.  
SCALE = 1:125

0 1.25 2.50 5.00 7.50 12.50 METRES

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

- LEGEND**
- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SIB DENOTES STANDARD IRON BAR
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - OU DENOTES ORIGIN UNKNOWN
  - JDB DENOTES J.D. BARNES LIMITED
  - WIT DENOTES WITNESS
  - M DENOTES MEASURED
  - S DENOTES SET
  - PB DENOTES PLASTIC BAR
  - IB DENOTES IRON BAR
- 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
  - (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
  - (1172) DENOTES STUBBERFIELD, HARTLEY, BREWER LIMITED, O.L.S.
  - (1201) DENOTES CLARKE LAND SURVEYORS, O.L.S.
  - (MTO) DENOTES MINISTRY OF TRANSPORTATION ONTARIO
  - (P) DENOTES REGISTERED PLAN 937
  - (P1) DENOTES PLAN OF SURVEY DATED JUNE 23, 1988 (A-2726)
  - (P2) DENOTES PLAN OF SURVEY DATED JUNE 26, 1990 (A-4728)
  - (NI) DENOTES NOT IDENTIFIABLE
  - (O.L.S.) DENOTES ONTARIO LAND SURVEYORS
- MHH DENOTES HYDRO MANHOLE
  - MHS DENOTES SEWER MANHOLE
  - MHT DENOTES TELEPHONE MANHOLE
  - MHR DENOTES TRAFFIC MANHOLE
  - MHW DENOTES WATER MANHOLE
  - IB CB DENOTES CATCH BASIN
  - UPc DENOTES UTILITY POLE CONCRETE
  - UPs DENOTES UTILITY POLE STEEL
  - UPw DENOTES UTILITY POLE WOOD
  - GP DENOTES GUY POLE
  - GW DENOTES GUY WIRE
  - ◆ FM 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
  - SC DENOTES SEWER CLEANOUT
  - INV DENOTES INVERT
  - TOC DENOTES TOP OF CURB
  - BOC DENOTES BOTTOM OF CURB
- 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

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW  
THIS REPORT WAS PREPARED FOR HAUSOLOGY Inc.

**SURVEYOR'S REAL PROPERTY REPORT PART 2 OF 2 PARTS**  
Please note the following:

1. Survey Monuments mark or witness all corners of the parcel.
2. The location of all fencing around the perimeter of the property.
3. The network of aerial service lines and that the rear pole is on the subject parcel.
4. The concrete for the rear alley lies 0.5' onto the property.
5. Existing grades are as shown on the plan.
6. The parcel has an Area of 470.2 Sq.m., (5,061 Sq.Ft.).

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
ORP-A	4686242.55	333700.08
ORP-B	4686265.30	333637.20

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 N 70°06'30" W, 66.88m.

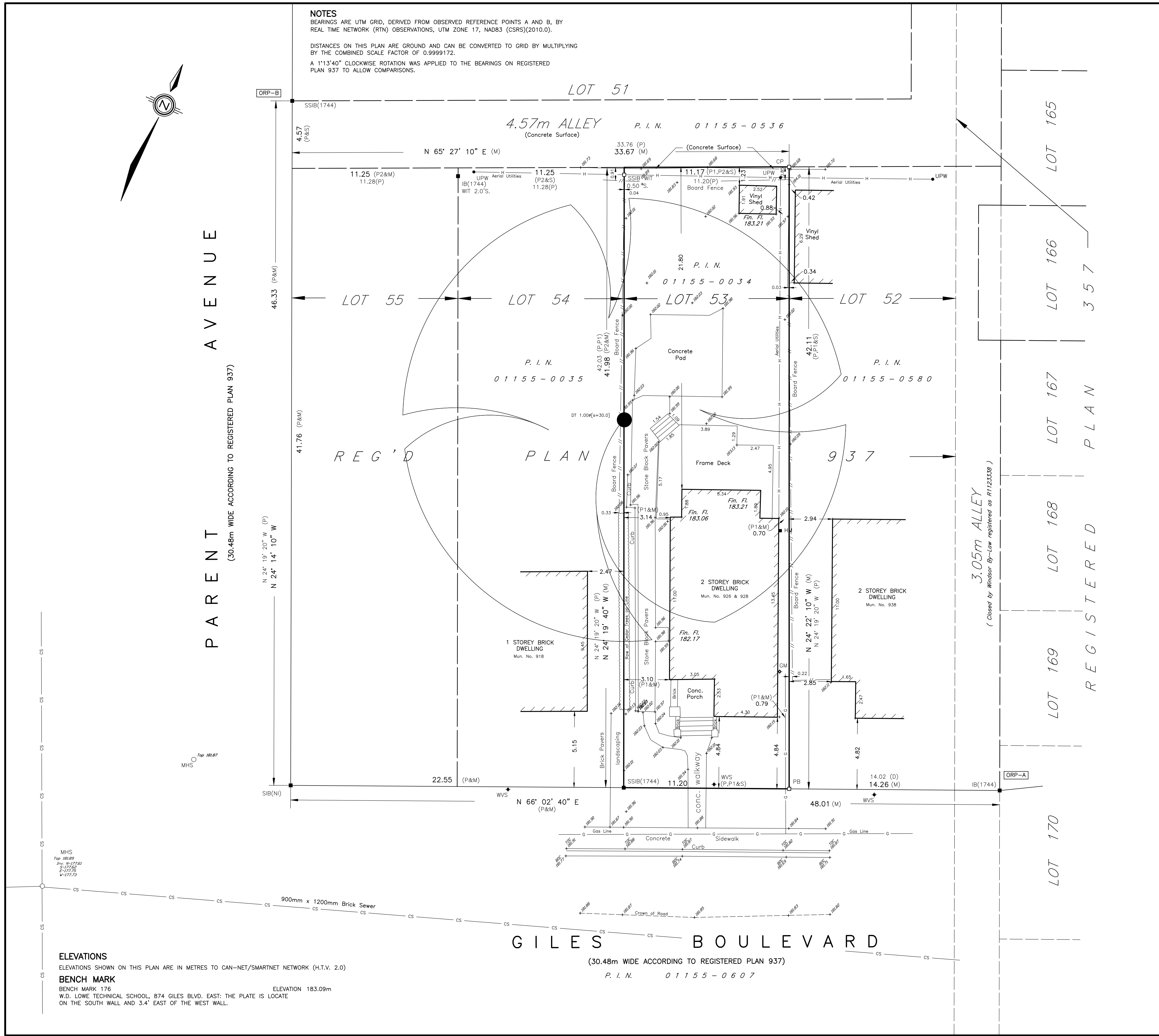
**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THIS SURVEY WAS COMPLETED ON THE 25th DAY OF APRIL, 2023.

DATE MAY 10, 2023 ANDREW S. MANTHA  
ONTARIO LAND SURVEYOR

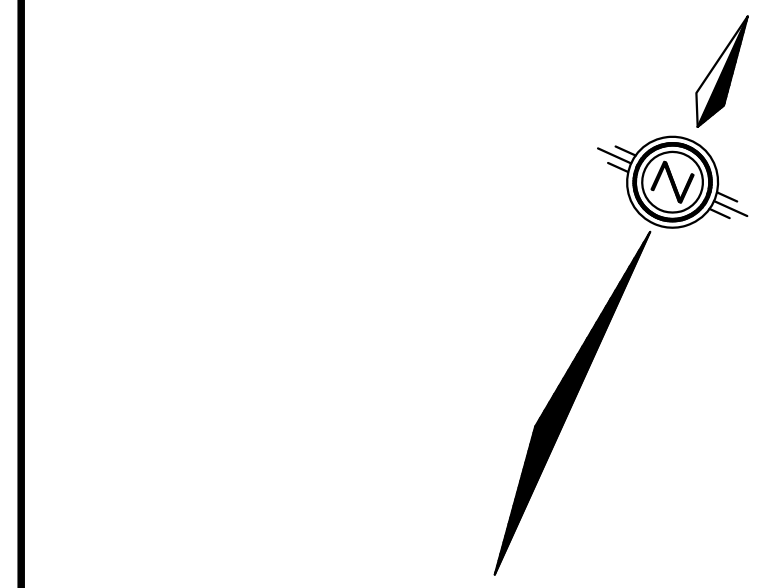
**VERHAEGEN** SURVEYING MAPPING GIS  
LAND SURVEYORS  
A DIVISION OF J.D. BARNES LTD.  
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1  
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 23-47-160-00
CAD File: 23-47-160-00.dwg	E-937-5	CAD Date: May 11, 2023 2:29 PM

**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 0.9999172.  
A 1°13'40" CLOCKWISE ROTATION WAS APPLIED TO THE BEARINGS ON REGISTERED PLAN 937 TO ALLOW COMPARISONS.



**ELEVATIONS**  
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CAN-NET/SMARTNET NETWORK (H.T.V. 2.0)  
**BENCH MARK**  
BENCH MARK 176 ELEVATION 183.09m  
W.D. LOWE TECHNICAL SCHOOL, 874 GILES BLVD. EAST: THE PLATE IS LOCATE ON THE SOUTH WALL AND 3.4' EAST OF THE WEST WALL.



MHS  
Top 181.89  
Inv. 181.7751  
S-17726  
E-17775  
W-17713

MHS  
Top 182.06