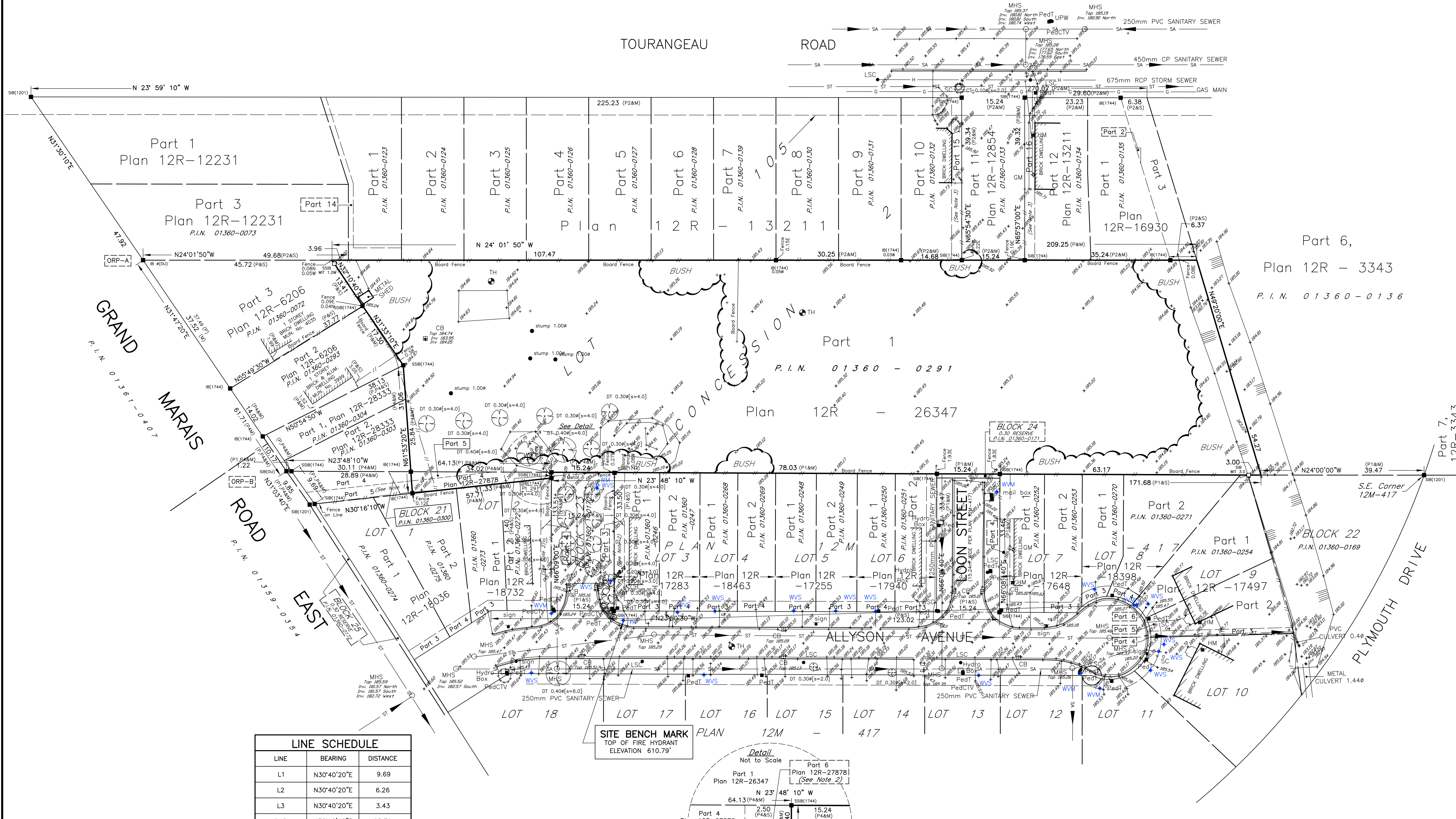
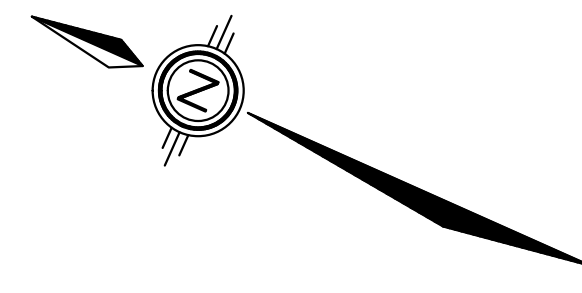


TOPOGRAPHICAL PLAN
OF
PART OF BLOCK 21,
PLAN 12M-417
AND
PART OF LOT 105,
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
VERHAEGEN LAND SURVYOR

SCALE = 1:500
0 5.00 10.00 20.00 30.00 METRES
50.00

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) 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 0.999903.
1. SUBJECT TO EASEMENT IN FAVOUR OF THE CITY OF WINDSOR AS IN LT242766.



- LEGEND**
- SB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SB# 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
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WT DENOTES WITNESS DENOTES PERPENDICULAR
 - (S) DENOTES SET (W) DENOTES MEASURED (O) DENOTES DEED
 - ORP DENOTES OBSERVED REFERENCE POINT
 - SB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.
 - (S/P) DENOTES SET PROPORTIONALLY (OU) DENOTES ORIGIN UNKNOWN
 - (P) DENOTES PLAN 12R-6206
 - (P1) DENOTES PLAN 12M-417
 - (P2) DENOTES PLAN 12R-13211
 - (P3) DENOTES PLAN 12R-16893
 - (P4) DENOTES PLAN 12R-27878
 - (1144) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEAIRE INC., O.L.S.
 - (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
- 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
 - LSP DENOTES LIGHT STANDARD WOOD
 - UPC DENOTES UTILITY POLE CONCRETE
 - UPW DENOTES UTILITY POLE WOOD
 - GP DENOTES GUY POLE
 - GW DENOTES GUY WIRE
 - Bol DENOTES BOLLARD
 - PM DENOTES PARKING METER
 - DENOTES TOP OF CURB
 - DENOTES BOTTOM OF CURB
 - ◆ FH DENOTES FIRE HYDRANT
 - ◆ WWS DENOTES WATER VALVE (Service)
 - ◆ WWM DENOTES WATER VALVE (Main)
 - ◆ GM DENOTES GAS METER
 - ◆ GV DENOTES GAS VALVE
 - ◆ HM DENOTES HYDRO METER
 - ◆ P#CTV DENOTES TELEPHONE PEDESTAL
 - ◆ P#C DENOTES CABLE TV PEDESTAL
 - ◆ TR# DENOTES TRAFFIC SIGN
 - ◆ TR#s DENOTES TRAFFIC SIGNAL
 - ◆ TR#s DENOTES TRAFFIC SIGNAL BOX
 - ◆ TH DENOTES TESTHOLE
 - ◆ BM DENOTES BENCH MARK
 - ◆ HCP DENOTES HORIZONTAL CONTROL POINT
 - ◆ VCP DENOTES VERTICAL CONTROL POINT
 - ◆ DENOTES SHRUB
 - SC DENOTES SEWER CLEANOUT
 - 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 DENOTES OVERHEAD CABLE TV LINE
 - G DENOTES GAS LINE
 - H DENOTES OVERHEAD HYDRO LINE
 - CS DENOTES COMBINED SEWER
 - SA DENOTES SANITARY SEWER
 - ST DENOTES STORM SEWER
 - T DENOTES OVERHEAD TELEPHONE LINE
 - W DENOTES WATER LINE
- UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U"
(CABLE = UC HYDRO = uH TELEPHONE = UT)

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

BENCH MARK
BENCH MARK 573 ELEVATION 612.75'
MUN. No. 4018 GRAND MARAIS ROAD EAST; THE PLATE IS LOCATED ON THE SOUTH WALL, 0.20 WEST OF THE EAST WALL AND 0.32m ABOVE GROUND.

SITE BENCH MARK
TOP OF FIRE HYDRANT IN FRONT OF LOT 3, PLAN 12M-417. ELEVATION 610.79'

NOTE 1: SUBJECT TO AN EASEMENT AS IN LT242766
NOTE 2: SUBJECT TO AN EASEMENT AS IN LT242767
NOTE 3: SUBJECT TO AN EASEMENT AS IN INST. No. R1268182

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 22nd DAY OF NOVEMBER, 2021

DATE: DECEMBER 17, 2021
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

LINE SCHEDULE

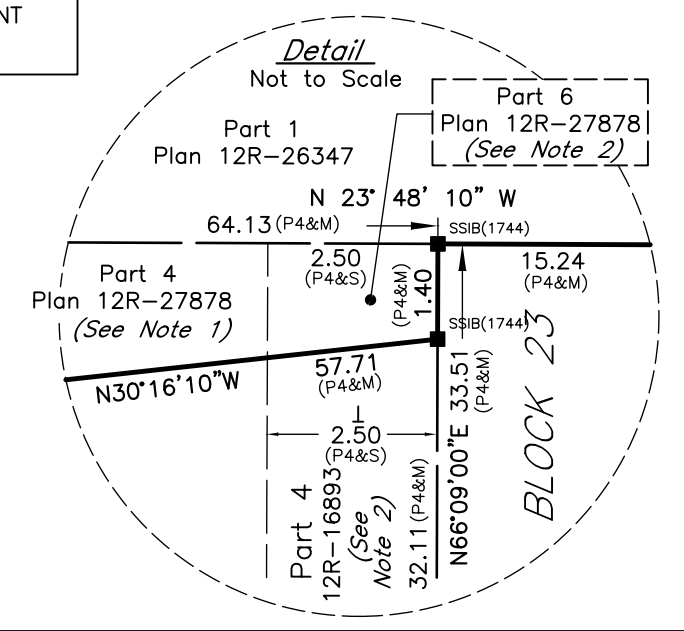
LINE	BEARING	DISTANCE
L1	N30°40'20"E	9.69
L2	N30°40'20"E	6.26
L3	N30°40'20"E	3.43
C-D	N30°16'10"E	25.79

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (1997.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4684750.585	E337633.157
ORP-B	N4684698.119	E337600.641

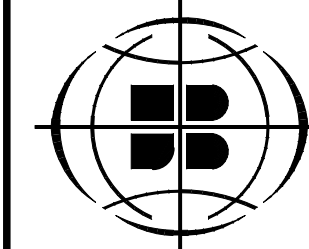
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



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

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

INVERTS INVERTS ARE DERIVED FROM CITY OF WINDSOR SEWER ATLAS (PLATE N7 & N8) AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.



VERHAEGEN
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: NMG	CHECKED BY: A.S.M.	REFERENCE NO.: 21-47-551-00
FILE: 21-47-551-00.dwg	E-WIND-2-105	CAD Date: December 17, 2021 3:25 PM CAD File: 21-47-551.dwg