

# TOPOGRAPHIC SURVEY

OF  
**LOT 6,**  
**REGISTERED PLAN 433**  
 AND  
**PART OF LOT 92,**  
**CONCESSION 1**  
 GEOGRAPHIC TOWNSHIP OF SANDWICH  
 NOW IN THE  
**CITY OF WINDSOR**  
**COUNTY OF ESSEX, ONTARIO**

© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE : 1"=30'



## LEGEND AND NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENTS "ORP-A" AND "ORP-B", SHOWN HEREON, HAVING A GRID BEARING OF N23°37'00" W NAD83 (CSRS) (1997.0) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99992023

- SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
- SSIB DENOTES 1" X 1" X 2'-0" SHORT STANDARD IRON BAR
- IB DENOTES 5/8" X 5/8" X 2'-0" IRON BAR
- IB # DENOTES 3/4" diameter X 2'-0" 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
- WIT DENOTES WITNESS L DENOTES PERPENDICULAR
- (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
- ORP DENOTES OBSERVED REFERENCE POINT
- SSIB'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 OF SURVEY PER 1431, Dated September 18, 1985, Plan File A-339
- (P1) DENOTES REGISTERED PLAN 433
- (1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
- (1431) DENOTES STUBBERFIELD, HARTLEY LIMITED, O.L.S.
- (1194) DENOTES JOHN B. SIMEON INC., O.L.S.

- MH DENOTES HYDRO MANHOLE
- MHS DENOTES SEWER MANHOLE
- MHT DENOTES TELEPHONE MANHOLE
- MHTR 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
- TOC DENOTES TOP OF CURB
- BOC DENOTES BOTTOM OF CURB
- FH DENOTES FIRE HYDRANT
- WM DENOTES WATER METER
- WWS DENOTES WATER VALVE (Service)
- WWM 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
- TRag DENOTES TRAFFIC SIGNAL
- TRab DENOTES TRAFFIC SIGNAL BOX
- TH DENOTES TESTHOLE
- BM DENOTES BENCH MARK
- HCP DENOTES HORIZONTAL CONTROL POINT
- VCP DENOTES VERTICAL CONTROL POINT
- SHR 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 — 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

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

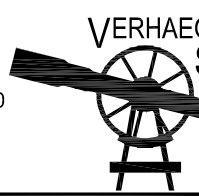
## SURVEYOR'S CERTIFICATE

- 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 23rd DAY OF JANUARY, 2014.

DATE JANUARY 31, 2014

ANDREW S. MANTHA  
 ONTARIO LAND SURVEYOR  
 for VERHAEGEN • STUBBERFIELD • HARTLEY  
 BREWER • BEZAIRE INC.

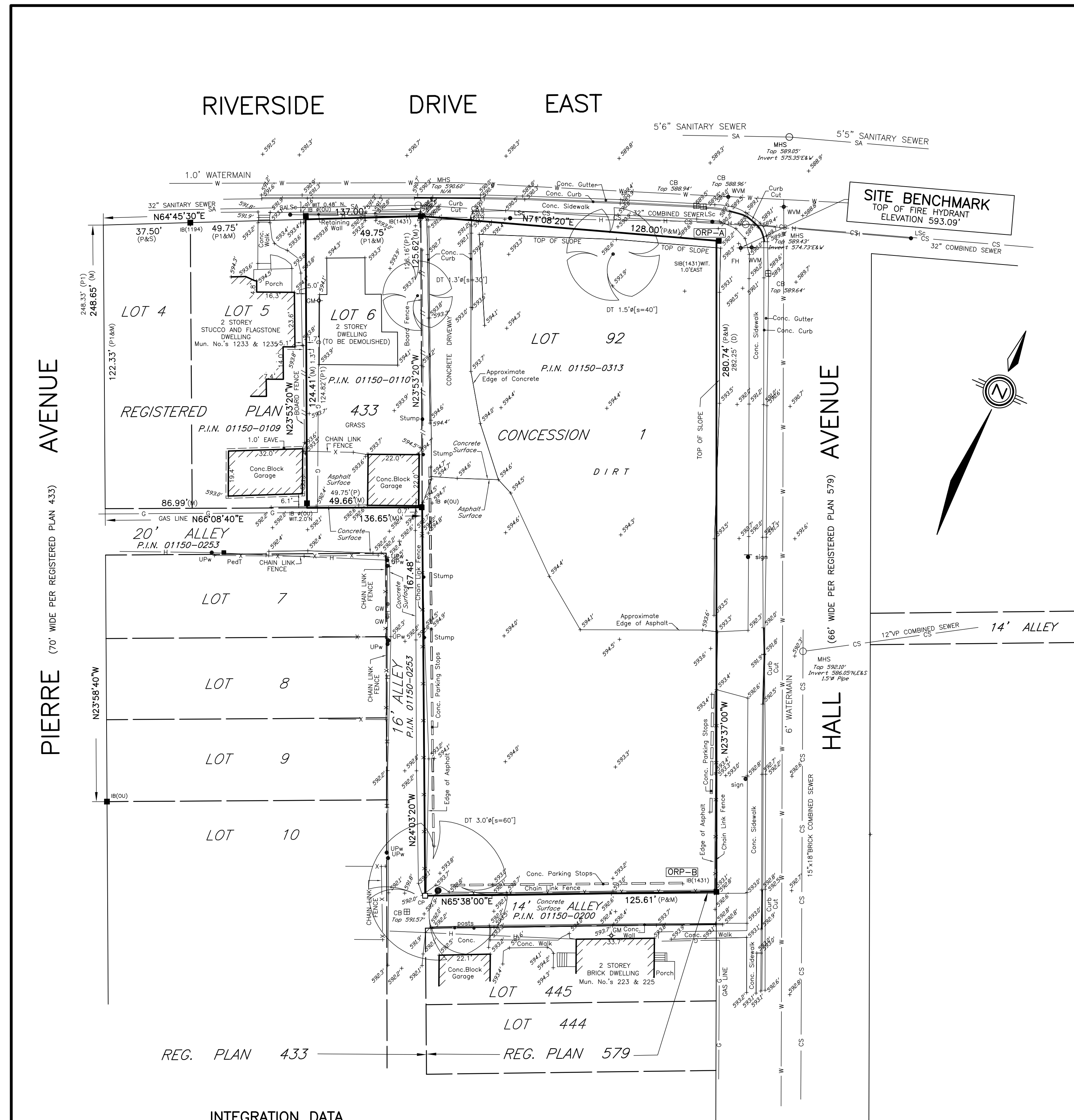
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ONTARIO LAND SURVEYORS www.vshbbsurveys.com

DRAWN BY: NMG CAD Date: Wednesday, November 12, 2014 11:45:22 AM  
 CHECKED BY: A.S.M. CAD File: 42876500.dwg  
 WORK ORDER: 4-26765 FILE NO.: E-WIND-1-92 PLAN FILE NO.: C-3950



RIVERSIDE DRIVE EAST

PIERRE AVENUE (70' WIDE PER REGISTERED PLAN 433)

HALL AVENUE (66' WIDE PER REGISTERED PLAN 579)

### 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	N15379840.094	E1093908.802
ORP-B	N15379582.472	E1094020.360

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

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

### ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC DATUM

### BENCH MARK

BENCH MARK WINDSOR 124 ELEVATION 594.33'  
 BLONDIE CLEANERS, 909 RIVERSIDE DRIVE EAST, PLATE IN WEST WALL, 38.5' SOUTH OF NORTHWEST CORNER OF BUILDING. ESTABLISHED BY THE CITY OF WINDSOR.

### SITE BENCH MARK

ELEVATION 593.09'  
 TOP OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HALL AVENUE AND RIVERSIDE DRIVE EAST.

### AREA

0.977 ACRES