

TOPOGRAPHIC SURVEY

PART OF LOTS 306 AND 307

CONCESSION NORTH OF TALBOT ROAD

GEOGRAPHIC TOWNSHIP OF SANDWICH SOUTH

NOW IN THE CITY OF WINDSOR

COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS

SCALE = 1:500

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

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	N4678646.40	E336574.75
ORP-B	N4678582.53	E336758.76

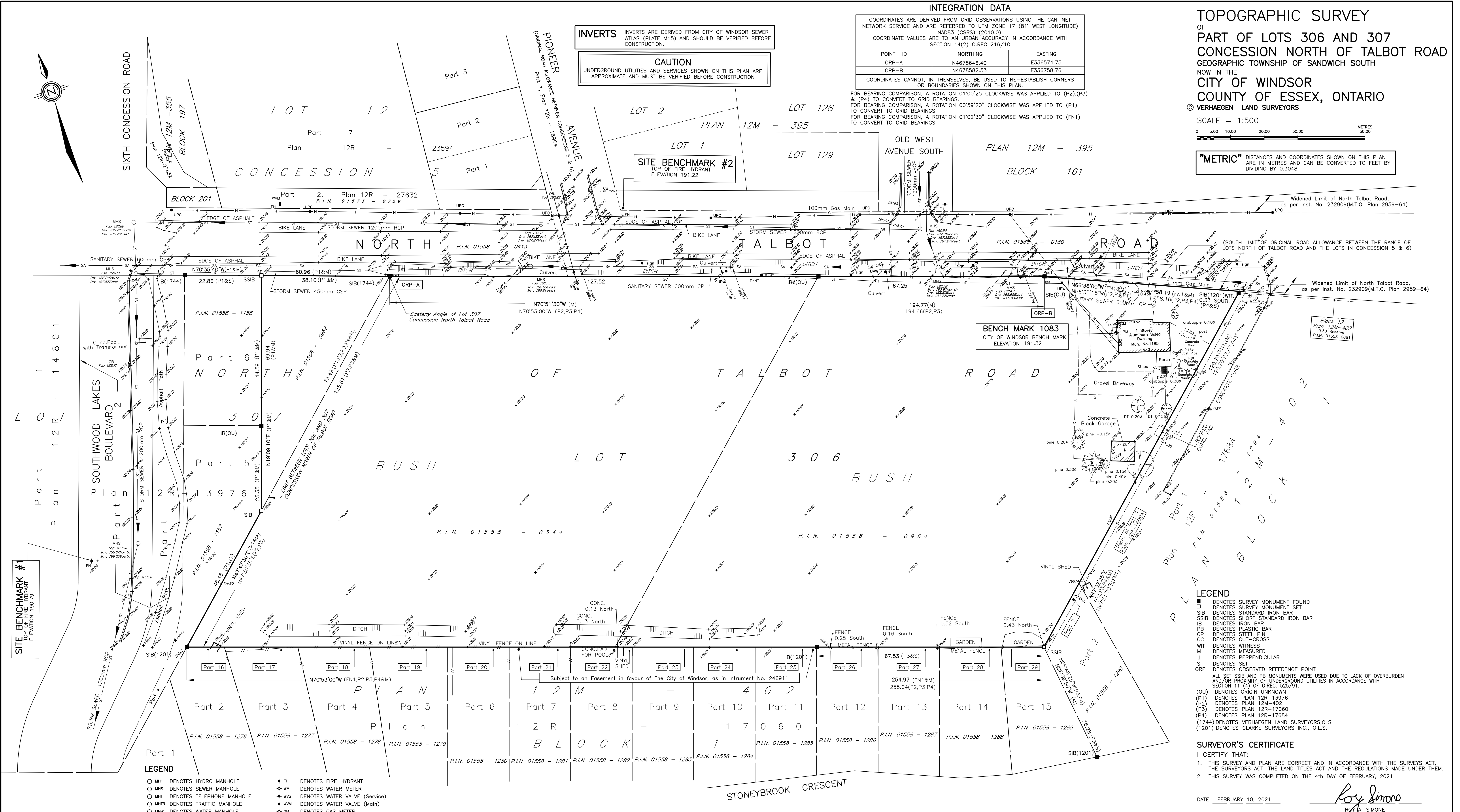
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISON, A ROTATION 01°00'25" CLOCKWISE WAS APPLIED TO (P2),(P3) & (P4) TO CONVERT TO GRID BEARINGS.
 FOR BEARING COMPARISON, A ROTATION 00°59'20" CLOCKWISE WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS.
 FOR BEARING COMPARISON, A ROTATION 01°02'30" CLOCKWISE WAS APPLIED TO (FN1) TO CONVERT TO GRID BEARINGS.

CAUTION

INVERTS ARE DERIVED FROM CITY OF WINDSOR SEWER ATLAS (PLATE M15) AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

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



SITE BENCHMARK #1
TOP OF FIRE HYDRANT
ELEVATION 190.79

SITE BENCHMARK #2
TOP OF FIRE HYDRANT
ELEVATION 191.22

BENCH MARK 1083
CITY OF WINDSOR BENCH MARK
ELEVATION 191.32

- ### LEGEND
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - CP DENOTES STEEL PIN
 - CC DENOTES CUT-CROSS
 - WIT DENOTES WITNESS
 - M DENOTES MEASURED
 - L DENOTES PERPENDICULAR
 - S DENOTES SET
 - ORP DENOTES OBSERVED REFERENCE POINT
- ALL SET SIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 325/91.
- (OU) DENOTES ORIGIN UNKNOWN
 - (P1) DENOTES PLAN 12R-13976
 - (P2) DENOTES PLAN 12M-402
 - (P3) DENOTES PLAN 12R-17060
 - (P4) DENOTES PLAN 12R-17684
 - (1744) DENOTES VERHAEGEN LAND SURVEYORS, OLS
 - (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

- ### LEGEND
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| ○ MHS DENOTES HYDRO MANHOLE | ○ MHS DENOTES SEWER MANHOLE | ○ MHT DENOTES TELEPHONE MANHOLE | ○ MHT DENOTES TRAFFIC MANHOLE | ○ MWH DENOTES WATER MANHOLE | ○ MWH DENOTES WATER VALVE (Service) | ○ CM DENOTES GAS METER | ○ CV DENOTES GAS VALVE | ○ CB DENOTES CATCH BASIN | ○ DCB DENOTES DOUBLE CATCH BASIN | ○ LSc DENOTES LIGHT STANDARD CONCRETE | ○ LSt 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 | ○ 70c DENOTES TOP OF CURB | ○ 80c DENOTES BOTTOM OF CURB | ○ FH DENOTES FIRE HYDRANT | ○ WM DENOTES WATER METER | ○ WS DENOTES WATER VALVE | ○ WVS DENOTES WATER VALVE (Service) | ○ CM DENOTES GAS METER | ○ CV DENOTES GAS VALVE | ○ HJ DENOTES HYDRO METER | ○ Pst DENOTES TELEPHONE PEDESTAL | ○ PstCTV DENOTES CABLE TV PEDESTAL | ○ TRs DENOTES TRAFFIC SIGN | ○ TRsg DENOTES TRAFFIC SIGNAL | ○ TRsb DENOTES TRAFFIC SIGNAL BOX | ○ TH DENOTES TESTHOLE | ○ BM DENOTES BENCH MARK | ○ HCP DENOTES HORIZONTAL CONTROL POINT | ○ VCP DENOTES VERTICAL CONTROL POINT | ○ S DENOTES SHRUB | ○ SC DENOTES SEWER CLEANOUT | ○ W DENOTES INVERT |
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- ### LEGEND
- DECIDUOUS AND CONIFEROUS TREES ARE DENOTED BY 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 — C — C | DENOTES OVERHEAD CABLE TV LINE |
| — G — (pipe size) — G — | DENOTES GAS LINE |
| — H — H — 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 — 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, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 4th DAY OF FEBRUARY, 2021

DATE FEBRUARY 10, 2021

Roy Simone
 ROY A. SIMONE
 ONTARIO LAND SURVEYOR

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: N.M.G.	CHECKED BY: R.A.S.	REFERENCE NO.: 21-47-019-00
FILE: 21-47-019-00	E-WIND-NTR-306	CAD Date: February 8, 2021 9:31 AM CAD File: 21-47-019-00.dwg