



THIS PLAN IS NOT VALID UNLESS IT IS AN EMPROVED ORIGINAL COPY ISSUED BY THE SURVEYOR

TOPOGRAPHIC SURVEY
OF
PART OF LOTS 94 and 95,
CONCESSION 2 (McNIFF'S SURVEY)
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN LAND SURVEYORS

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

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

LEGEND AND 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 0.99999560.
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT SET
 ○ DENOTES IRON BARR
 S DENOTES SHORT STANDING STATION BAR
 W DENOTES WITNESS
 M DENOTES MEASURED
 DENOTES PERPENDICULAR
 S DENOTES SET
 (O) DENOTES ORIGIN UNKNOWN
 ORP DENOTES OBSERVED REFERENCE POINT
 ALL SET SSB AND SS MONUMENTS WERE USED DUE TO LACK OF OVERLAP AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 200 (P).
 (P) DENOTES PLAN 12R-4767
 (P1) DENOTES PLAN 12R-15430
 (P2) DENOTES PLAN 12R-13463
 (P3) DENOTES VERHAEGEN LAND SURVEYORS
 (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.

LEGEND
 ○ DENOTES HYDRO MANHOLE
 ○ DENOTES SEWER MANHOLE
 ○ DENOTES TELEPHONE MANHOLE
 ○ DENOTES WATER MANHOLE
 ○ DENOTES CATCH BASIN
 ○ DENOTES DOUBLE CATCH BASIN
 ○ DENOTES LIGHT STANDARD CONCRETE
 ○ DENOTES LIGHT STANDARD STEEL
 ○ DENOTES UTILITY POLE CONCRETE
 ○ DENOTES UTILITY POLE STEEL
 ○ DENOTES UTILITY POLE WOOD
 ○ DENOTES GUY POLE
 ○ DENOTES GUY WIRE
 ○ DENOTES BOLLARD
 ○ DENOTES PARKING METER
 ○ DENOTES TOP OF CURB
 ○ DENOTES BOTTOM OF CURB
 ○ DENOTES FIRE HYDRANT
 ○ DENOTES WATER METER
 ○ DENOTES WATER VALVE (Service)
 ○ DENOTES WATER VALVE (Main)
 ○ DENOTES GAS METER
 ○ DENOTES GAS VALVE
 ○ DENOTES HYDRO METER
 ○ DENOTES TELEPHONE PEDESTAL
 ○ DENOTES CABLE TV PEDESTAL
 ○ DENOTES TRAFFIC SIGN
 ○ DENOTES TRAFFIC SIGNAL
 ○ DENOTES TRAFFIC SIGNAL BOX
 ○ DENOTES TESTHOLE
 ○ DENOTES BENCH MARK
 ○ DENOTES HORIZONTAL CONTROL POINT
 ○ DENOTES VERTICAL CONTROL POINT
 ○ DENOTES SHRUB
 ○ DENOTES SEWER CLEANOUT
 ○ DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED BY "D" AND "C" 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.

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 TO CANADIAN GEODETIC VERTICAL DATUM (1928)

BENCH MARK
BENCH MARK 496 ELEVATION 186.70
1950 GRAND MARAIS ROAD EAST, THE PLATE IS LOCATED ON THE SOUTH WALL OF THE GARAGE, 0.37 m EAST OF THE WEST WALL AND 0.34 m ABOVE GROUND.

SITE BENCH MARK ELEVATION 188.32
TOP OF FIRE HYDRANT AT SOUTHEAST CORNER OF PARKING LOT.

AREA
9.751 HECTARES

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) OREG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4883169.70	E336308.43
ORP-B	N4883487.83	E336000.02

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

FOR BEARING COMPARISON, A ROTATION OF 1°22'00" CLOCKWISE WAS APPLIED TO (P) TO CONVERT TO GRID BEARINGS.
 FOR BEARING COMPARISON, A ROTATION OF 1°03'30" CLOCKWISE WAS APPLIED TO (P1) AND (P2) TO CONVERT TO GRID BEARINGS.

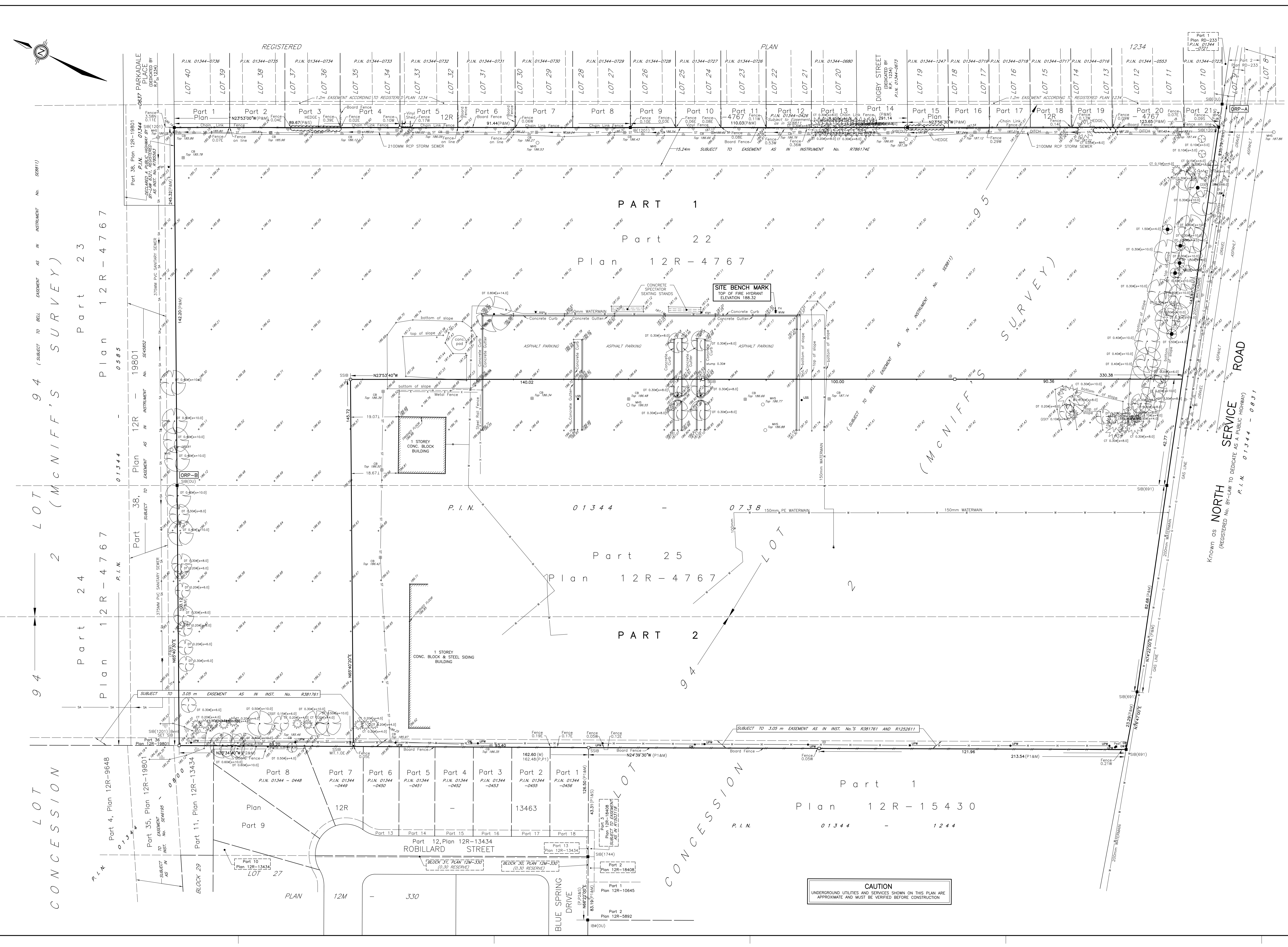
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 17th DAY OF MAY, 2021.

DATE JUNE 2, 2021
 Roy Simon
 A. SIMONE
 ONTARIO LAND SURVEYOR



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DRAWN BY: D.J. CHECKED BY: RAS REFERENCE NO.: 21-47-124-00
 CAD File: 21-47-124-00.dwg E-WIND-2-94 CAD Date: June 2, 2021 10:50 AM



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