

TOPOGRAPHIC SURVEY
OF
PART OF LOT 138
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN LAND SURVEYORS

SCALE = 1:500



LEGEND AND NOTES
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY
REAL-TIME NETWORK OBSERVATIONS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999999999.

ALL MONUMENTS SHOWN THUSLY (D) ARE IRON BARS (DB) UNLESS OTHERWISE NOTED.
DB DENOTES 25mm x 25mm x 1.20m STANDARD IRON BAR
DBW DENOTES 25mm x 25mm x 0.61m SHORT STANDARD IRON BAR
DBL DENOTES 15mm x 15mm x 0.61m IRON BAR
DBS DENOTES 15mm diameter x 0.61m ROUND IRON BAR
DBO DENOTES CUT-CROSS
DBP DENOTES 30mm x 30mm STEEL PIN
DBF DENOTES SURVEY MONUMENT FOUND
DBM DENOTES SURVEY MONUMENT SET AND MARKED 1744
DBN DENOTES BENTONITE DENOTES PERPENDICULAR
DBR DENOTES SET IN DENOTES MEASURED
DBS DENOTES OBSERVED REFERENCE POINT
DBT DENOTES SET PROPORTIONALLY
DBU DENOTES PLAN 12R-23795
DBV DENOTES VERHAEGEN SUBSIDIARY HARVEY BREWER BEAUMÉ INC., O.S.S.

LEGEND

○ DB	DENOTES HYDRO MANHOLE	○ HW	DENOTES FIRE HYDRANT
○ DBW	DENOTES SEWER MANHOLE	○ MW	DENOTES WATER METER
○ DBL	DENOTES TELEPHONE MANHOLE	○ WV	DENOTES WATER VALVE (Service)
○ DBS	DENOTES TRAFFIC MANHOLE	○ WVS	DENOTES WATER VALVE (Main)
○ DBO	DENOTES WATER MANHOLE	○ GM	DENOTES GAS METER
○ DBP	DENOTES CATCH BASIN	○ HW	DENOTES HYDRO METER
○ DBF	DENOTES DOUBLE CATCH BASIN	○ HWF	DENOTES TELEPHONE FEEDER
○ DBN	DENOTES LIGHT STANDARD CONCRETE	○ HWN	DENOTES CABLE TV FEEDER
○ DBM	DENOTES LIGHT STANDARD STEEL	○ HWB	DENOTES TRAFFIC SIGNAL
○ DBR	DENOTES LIGHT STANDARD WOOD	○ HW	DENOTES TRAFFIC SIGNAL BOX
○ DBS	DENOTES UTILITY POLE CONCRETE	○ HW	DENOTES TRAFFIC SIGNAL
○ DBT	DENOTES UTILITY POLE STEEL	○ HW	DENOTES TRAFFIC SIGNAL
○ DBU	DENOTES UTILITY POLE WOOD	○ HW	DENOTES TRAFFIC SIGNAL
○ DBV	DENOTES GUY POLE	○ HW	DENOTES TRAFFIC SIGNAL
○ DBW	DENOTES GUY WIRE	○ HW	DENOTES TRAFFIC SIGNAL
○ DBX	DENOTES BOLLARD	○ HW	DENOTES TRAFFIC SIGNAL
○ DBY	DENOTES PARKING METER	○ HW	DENOTES TRAFFIC SIGNAL
○ DBZ	DENOTES TOP OF CURB	○ HW	DENOTES TRAFFIC SIGNAL
○ DBA	DENOTES BOTTOM OF CURB	○ HW	DENOTES TRAFFIC SIGNAL

DECELIUS AND CONSPICUOUS TREES ARE DENOTED BY (D) AND (H) RESPECTIVELY.
A PREFIX TO THE DESCRIPTION (DENOTES) THE NUMBER OF TREE TRUNKS WHEN
THERE ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR
CHD (NOT TO SCALE).

—○—○—	DENOTES OVERHEAD CABLE TV LINE
—○—○—	DENOTES GAS LINE
—○—○—	DENOTES OVERHEAD HYDRO LINE
—○—○—	DENOTES COMBINED SEWER
—○—○—	DENOTES SANITARY SEWER
—○—○—	DENOTES STORM SEWER
—○—○—	DENOTES OVERHEAD TELEPHONE LINE
—○—○—	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 TO CANADIAN GEODETIC DATUM

BENCH MARK
BENCH MARK 438 ELEVATION 176.11
JEROME STREET PUMPING STATION (OLD DISPOSAL PLANT) LOCATED
APPROXIMATELY 21.83m NORTH OF THE LITTLE RIVER SEWAGE TREATMENT
PLANT; THE PLATE IS LOCATED ON THE SOUTH WALL, 0.18m WEST OF THE
EAST WALL, 0.80 ABOVE GROUND.

SITE BENCH MARK ELEVATION 176.58
TOP OF FIRE HYDRANT AT NORTHWEST CORNER OF PARCEL.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 11th DAY OF DECEMBER, 2017

DATE: DECEMBER 15, 2017
NOVEMBER 5, 2020
ADDITIONAL TOPOGRAPHIC INFORMATION
ALONG WYANDOTTE STREET

Ray D. Barnes
A. BARNES
LAND SURVEYOR
VERHAEGEN SUBSIDIARY HARVEY
BREWER BEAUMÉ INC.



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FILE: 19-47-421-01 DATED: 11/08/2020

Part 27, Plan 12R - 23795
Part 1 Plan of Expression - CE233656
P.L.N. 01898 - 0818

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN-MET
NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (BY WEST LONGITUDE)
MODEL (GSD) (2011.02).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH
SECTION 14(2) OREGS 216/10

POINT ID	NORTHING	EASTING
DBP-A	8488894.759	1341797.421
DBP-B	8488891.162	1341829.249

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

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

