

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	N4687746.44	E334057.68
ORP-B	N4687801.99	E334032.56

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

FOR BEARING COMPARISON, A ROTATION OF 1° 07' 10" CLOCKWISE WAS APPLIED TO (P1,P3) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION OF 1° 10' 55" CLOCKWISE WAS APPLIED TO (P2) TO CONVERT TO GRID BEARINGS.

ELEVATIONS

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

BENCH MARK

BENCH MARK 153-F
ELEVATION 182.11
POSTAL STATION AT CORNER OF ASSUMPTION AND DEVONSHIRE STREET (OLD WALKERVILLE POST OFFICE). BOLT IN NORTH STONE FOUNDATION WALL, 5.0M FROM NORTHWEST CORNER AND 0.3M FROM GROUND.

SITE BENCH MARK

TOP OF FIRE HYDRANT AT SOUTHEAST CORNER OF KILDARE ROAD AND ASSUMPTION STREET INTERSECTION.
ELEVATION 182.19

AREA

0.3721 Hectares

TOPOGRAPHIC SURVEY OF PART OF BLOCK 'A', REGISTERED PLAN 211

IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS - J. D. BARNES LIMITED.

SCALE = 1:250



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) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999917.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES STANDARD IRON BAR
IB	DENOTES SHORT STANDARD IRON BAR
PB	DENOTES IRON BAR
WIT	DENOTES PLASTIC BAR
M	DENOTES WITNESS
S	DENOTES MEASURED
I	DENOTES SET
D	DENOTES PERPENDICULAR
OU	DENOTES DEED
ORP	DENOTES ORIGIN UNKNOWN
(P)	DENOTES OBSERVED REFERENCE POINT
(P1)	DENOTES REGISTERED PLAN 211
(P2)	DENOTES PLAN OF SURVEY BY (1744), DATED: NOVEMBER 7, 2000, PLAN FILE: B-3897
(P3)	DENOTES PLAN OF SURVEY BY (A), DATED: OCTOBER 4, 1968, (68-1081)
(JDB)	DENOTES PLAN 12R-20841
(A)	DENOTES J.D. BARNES LIMITED
(1744)	DENOTES C. G. RUSSEL ARMSTRONG
	DENOTES VERHAEGEN LAND SURVEYORS

○ MHH	DENOTES HYDRO MANHOLE	✦ FH	DENOTES FIRE HYDRANT
○ MHS	DENOTES SEWER MANHOLE	✦ WM	DENOTES WATER METER
○ MHT	DENOTES TELEPHONE MANHOLE	✦ WVS	DENOTES WATER VALVE (Service)
○ MHR	DENOTES TRAFFIC MANHOLE	✦ WWM	DENOTES WATER VALVE (Main)
○ MHW	DENOTES WATER MANHOLE	✦ GM	DENOTES GAS METER
BB	DENOTES CATCH BASIN	✦ GV	DENOTES GAS VALVE
DCB	DENOTES DOUBLE CATCH BASIN	■ HM	DENOTES HYDRO METER
● LSc	DENOTES LIGHT STANDARD CONCRETE	■ PedT	DENOTES TELEPHONE PEDESTAL
● LSt	DENOTES LIGHT STANDARD STEEL	■ PedCTV	DENOTES CABLE TV PEDESTAL
● LSw	DENOTES LIGHT STANDARD WOOD	■ TRs	DENOTES TRAFFIC SIGN
● UPc	DENOTES UTILITY POLE CONCRETE	■ TRsg	DENOTES TRAFFIC SIGNAL
● UPs	DENOTES UTILITY POLE STEEL	■ TRsb	DENOTES TRAFFIC SIGNAL BOX
● UPw	DENOTES UTILITY POLE WOOD	● TH	DENOTES TESTHOLE
● GP	DENOTES GUY POLE	● BM	DENOTES BENCH MARK
● GW	DENOTES GUY WIRE	△ HCP	DENOTES HORIZONTAL CONTROL POINT
● Bol	DENOTES BOLLARD	○ VCP	DENOTES VERTICAL CONTROL POINT
● PM	DENOTES PARKING METER	● SC	DENOTES SHRUB
		○ SC	DENOTES SEWER CLEANOUT

TOC DENOTES TOP OF CURB
BOC DENOTES BOTTOM OF CURB
DECIDUOUS AND CONIFEROUS TREES ARE DENOTED 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 19th, DAY OF DECEMBER, 2023

DATE JANUARY 2, 2024

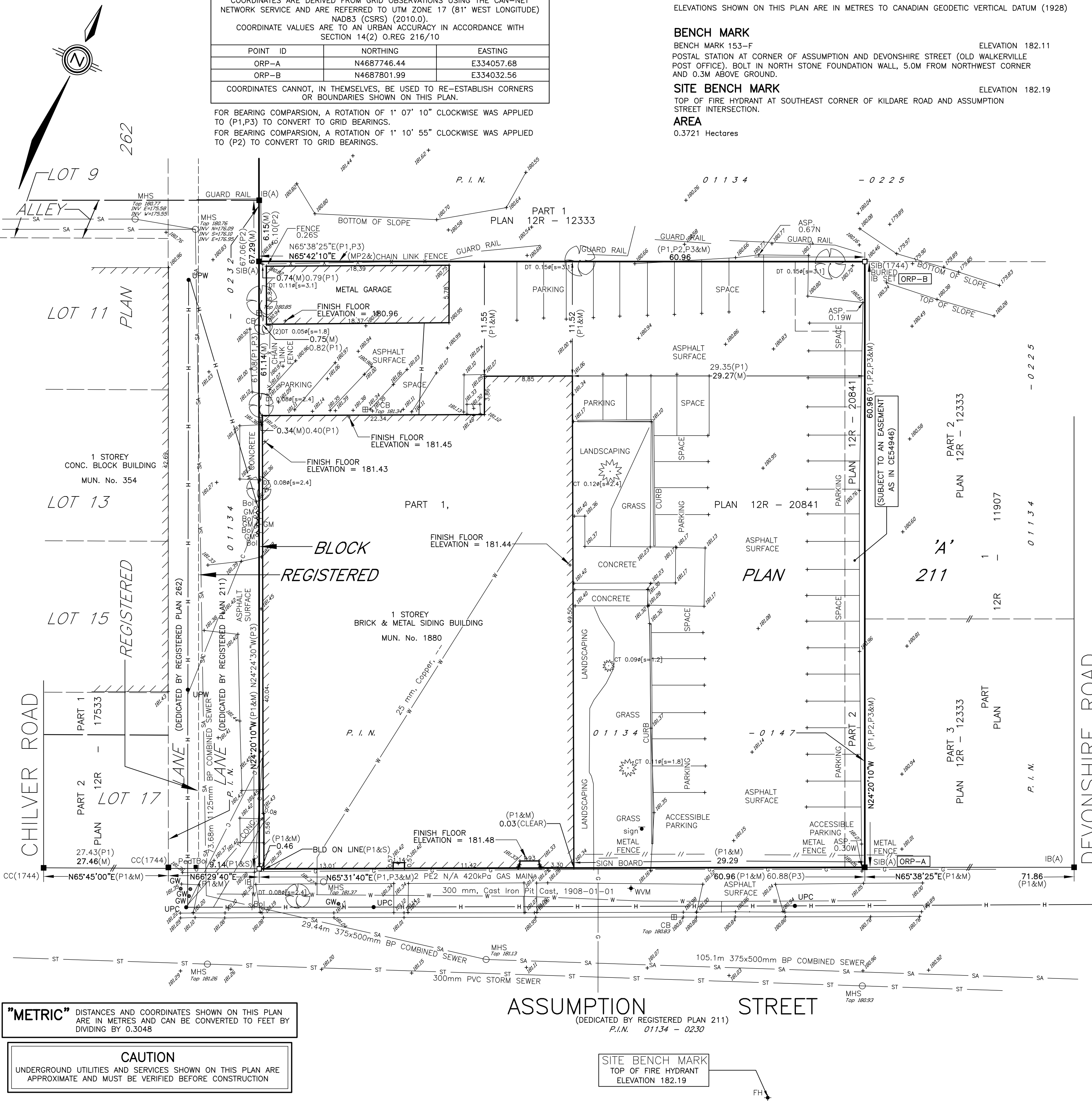
Roy A. Simone
ROY A. SIMONE

ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2212520

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

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

SITE BENCH MARK
TOP OF FIRE HYDRANT
ELEVATION 182.19