

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 1.00000000

Above Ground Electrical Conductors
A building shall not be located beneath existing above ground electrical conductors.
Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario Building Code.

THESE PLANS WERE REVIEWED BY MIRELLA ALLISON P.ENG.
IF YOU HAVE ANY QUESTIONS ON THE REVIEW OF THESE PLANS
PLEASE CALL 519-255-6267, EXT 6971.
Mirella Allison
MIRELLA ALLISON P.ENG.
mallison@citywindsor.ca

SURVEYOR'S REAL PROPERTY REPORT
PART 1 OF 2 PARTS - THE PLAN

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2125445



PLAN OF SURVEY OF
LOTS 6 AND 7
AND PART OF LOT 8
BLOCK 'K'
REGISTERED PLAN 131
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN LAND SURVEYORS

SCALE : 1"=20'
0 10.0 20.0 40.0 60.0 100.0 FEET

LEGEND

- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
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 1 DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) INSTR. No. R219860.
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 REGISTERED PLAN 131 (P1) DENOTES PLAN 12R-4580
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S.
(1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
(OXA) DENOTES VERHAEGEN AND BEZARE LIMITED, O.L.S.
(FN) DENOTES FIELD NOTES PER 1201, Dated June 20, 1978, Work Order 14127
(FN1) DENOTES FIELD NOTES PER KVL, Dated Feb. 25, 1971, Work Order W71-73
(FN2) DENOTES FIELD NOTES PER 1744L, Dated Aug. 23, 2017, Work Order 4-28479

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW
THIS REPORT WAS PREPARED FOR MR. EVANZ MINAS

SURVEYOR'S REAL PROPERTY REPORT PART 2 OF 2 PARTS

- Please note the following:
1. Iron Survey Monuments mark all corners of the parcel.
2. The parcel has an Area of 7,935sq.ft.

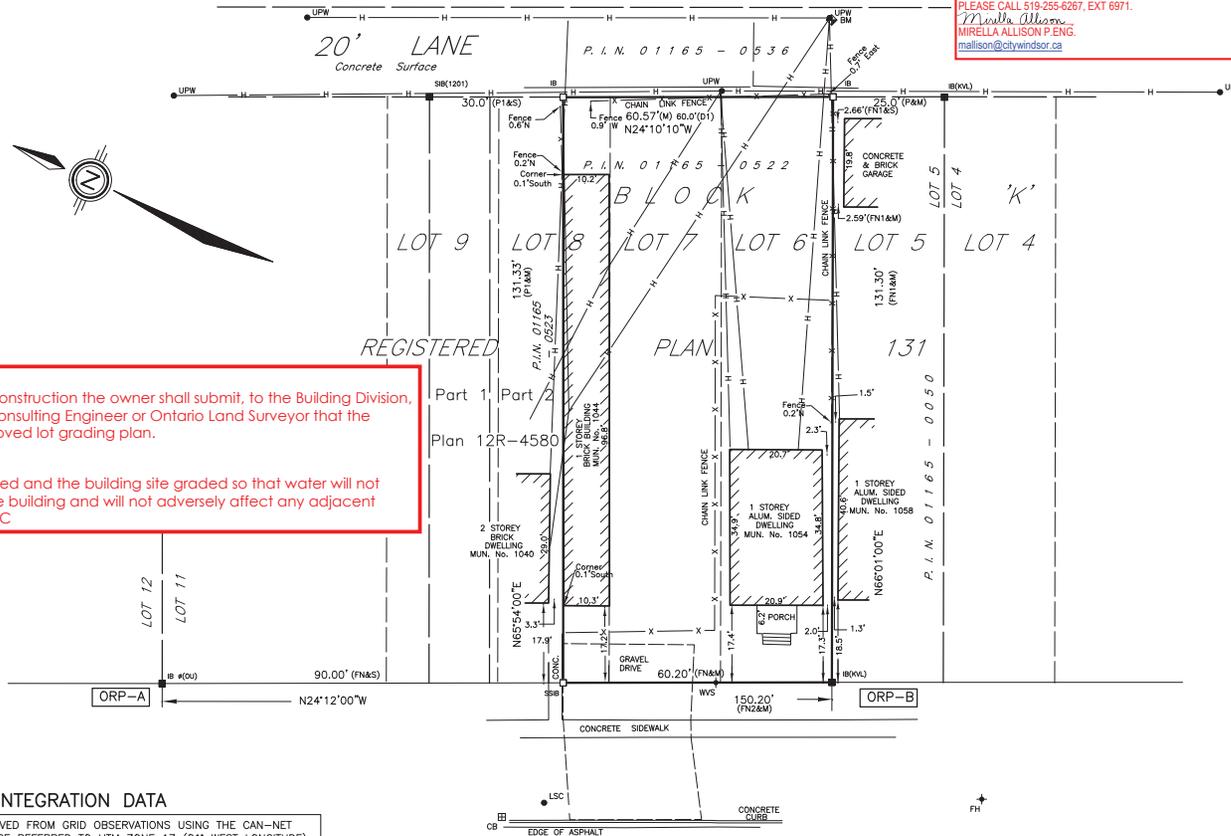
SURVEYOR'S CERTIFICATE

- 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 2nd DAY OF APRIL, 2020

DATE APRIL 16, 2020
ROY A. SIMONE
ONTARIO LAND SURVEYOR

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
94 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.: 20-47-559-00
FILE: 20-47-559-00A.dwg E-131-BLOCK 'K' - 0 CAD Date: April 16, 2020 8:41 AM CAD File: 20-47-559-00A.dwg



Lot Grading
Following completion of construction the owner shall submit, to the Building Division, written verification by a Consulting Engineer or Ontario Land Surveyor that the elevations meet the approved lot grading plan.

Surface Drainage
The building shall be located and the building site graded so that water will not accumulate at or near the building and will not adversely affect any adjacent properties. 9.14.6.1.(1) OBC

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	N15375110.360	E1092765.976
ORP-B	N15374973.273	E1092827.585

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

HOWARD AVENUE
P.I.N. 01165 - 0494
CENTRELINE OF ROAD

"IMPERIAL"
Distances and coordinates shown on this plan are in feet and can be converted to metres by multiplying by 0.3048