

TOPOGRAPHIC SURVEY

OF
LOTS 43 TO 53
REGISTERED PLAN 68
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE : 1"=30'
0 15.0 30.0 60.0 90.0 150.0 FEET

"IMPERIAL" DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING 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	15374432.75'	1086179.56'
ORP-B	15373920.91'	1086408.63'

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

LEGEND

○ 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)
○ MHTR	DENOTES TRAFFIC MANHOLE	✦ WVM	DENOTES WATER VALVE (Main)
○ MHW	DENOTES WATER MANHOLE	✦ GM	DENOTES GAS METER
■ CB	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
● LSw	DENOTES LIGHT STANDARD STEEL	■ PedCTV	DENOTES CABLE TV PEDESTAL
■ Upc	DENOTES UTILITY POLE CONCRETE	■ TRs	DENOTES TRAFFIC SIGN
■ UpS	DENOTES UTILITY POLE STEEL	■ TRsg	DENOTES TRAFFIC SIGNAL
■ Upw	DENOTES UTILITY POLE WOOD	■ TRsb	DENOTES TRAFFIC SIGNAL BOX
● GP	DENOTES GUY POLE	● TH	DENOTES TESTHOLE
● GW	DENOTES GUY WIRE	● BM	DENOTES BENCH MARK
● Bdl	DENOTES BOLLARD	△ HCP	DENOTES HORIZONTAL CONTROL POINT
● PM	DENOTES PARKING METER	○ VCP	DENOTES VERTICAL CONTROL POINT
ASP	DENOTES ASPHALT	✦ SC	DENOTES SHRUB
70c	DENOTES TOP OF CURB	✦ SC	DENOTES SEWER CLEANOUT
80c	DENOTES BOTTOM OF CURB	///	DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED DT 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

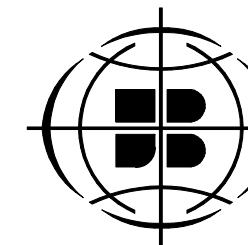
UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u" (CABLE = uC HYDRO = uH TELEPHONE = uT)

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 3rd DAY OF APRIL, 2024

DATE APRIL 08, 2024

ROY A. SIMONE
ONTARIO LAND SURVEYOR



VERHAEGEN
LAND SURVEYORS

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DRAWN BY: SP CHECKED BY: KH/RAS REFERENCE NO.: 24-47-127-00

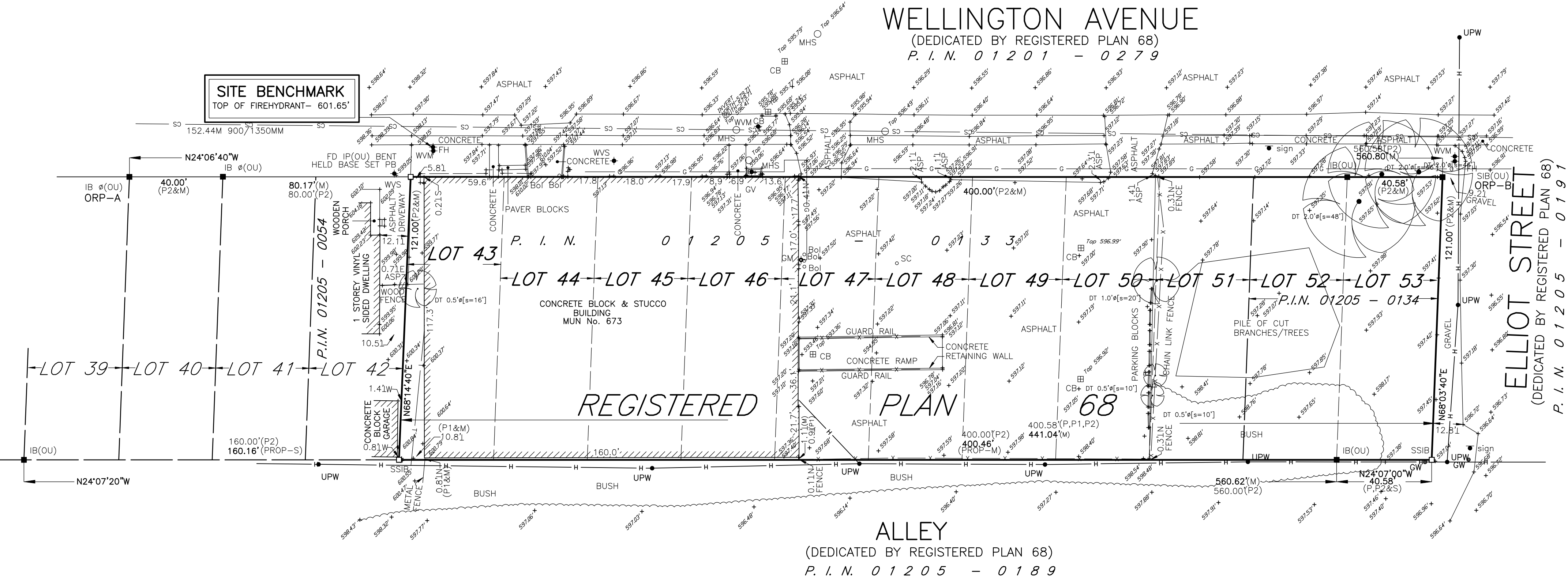
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WELLINGTON AVENUE

(DEDICATED BY REGISTERED PLAN 68)

P. I. N. 0 1 2 0 1 - 0 2 7 9



CAUTION

SEWER INVERT ELEVATIONS SHOWN HEREON HAVE BEEN DERIVED FROM SEWER ATLAS HS AND ARE NOT THE RESULT OF FIELD MEASUREMENTS.

CAUTION

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

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 0.999928

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.

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.

- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
- SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
- IB DENOTES 16mm X 16mm X 0.61m IRON BAR
- IB Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
- CC DENOTES CUT-CROSS
- CP DENOTES 5mm X 50mm STEEL PIN
- PB DENOTES PLASTIC BAR
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET AND MARKED JDB
- WIT DENOTES WITNESS
- (S) DENOTES SET
- (M) DENOTES MEASURED
- (D) DENOTES INST. No.
- ORP DENOTES OBSERVED REFERENCE POINT
- (NI) DENOTES NOT IDENTIFIABLE
- (OU) DENOTES ORIGIN UNKNOWN
- (S/P) DENOTES SET PROPORTIONALLY
- (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
- (JDB) DENOTES J.D. BARNES LIMITED, O.L.S.
- (P) DENOTES PLAN OF SURVEY BY (1194) DATED JANUARY 4, 1980 (4V-6941)
- (P1) DENOTES PLAN OF SURVEY BY (1194) DATED JULY 11, 1979 (4V-6683)
- (P2) DENOTES REGISTERED PLAN 68

ELEVATIONS

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

BENCH MARK

BENCH MARK 780 ELEVATION-595.14'
M.B. 915 CRAWFORD AVENUE; THE PLATE IS LOCATED ON THE EAST WALL, 0.9 FEET FROM THE NORTH WALL AND 1.1 FEET ABOVE GROUND.

SITE BENCH MARK ELEVATION-601.65'

TOP OF FIRE HYDRANT ON NORTH EAST CORNER OF PROPERTY ON WELLINGTON AVENUE.