

KEY MAP
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION
OF
PART OF LOTS 306 AND 307
CONCESSION NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF SANDWICH TALKOT
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 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 0.99990326.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - CP DENOTES STEEL PIN
 - CC DENOTES CUT-CROSS
 - WIT DENOTES WITNESS
 - M DENOTES MEASURED
 - L DENOTES PERPENDICULAR
 - S DENOTES SET
 - ORP DENOTES OBSERVED REFERENCE POINT
 - ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.
 - (OU) DENOTES ORIGIN UNKNOWN
 - (P1) DENOTES PLAN 12R-13976
 - (P2) DENOTES PLAN 12M-402
 - (P3) DENOTES PLAN 12R-17060
 - (P4) DENOTES PLAN 12R-17684
 - (FN1) DENOTES FIELD NOTE BY (1744) DENOTES VERHAEGEN LAND SURVEYORS, OLS
 - (1201) DENOTES CLARKE SURVEYORS INC., O.L.S.
 - FH DENOTES FIRE HYDRANT
 - UPC DENOTES UTILITY POLE CONCRETE
 - UPW DENOTES UTILITY POLE WOOD
 - GW DENOTES GUY WIRE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.

DATE: _____

"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

SURVEYOR'S CERTIFICATE

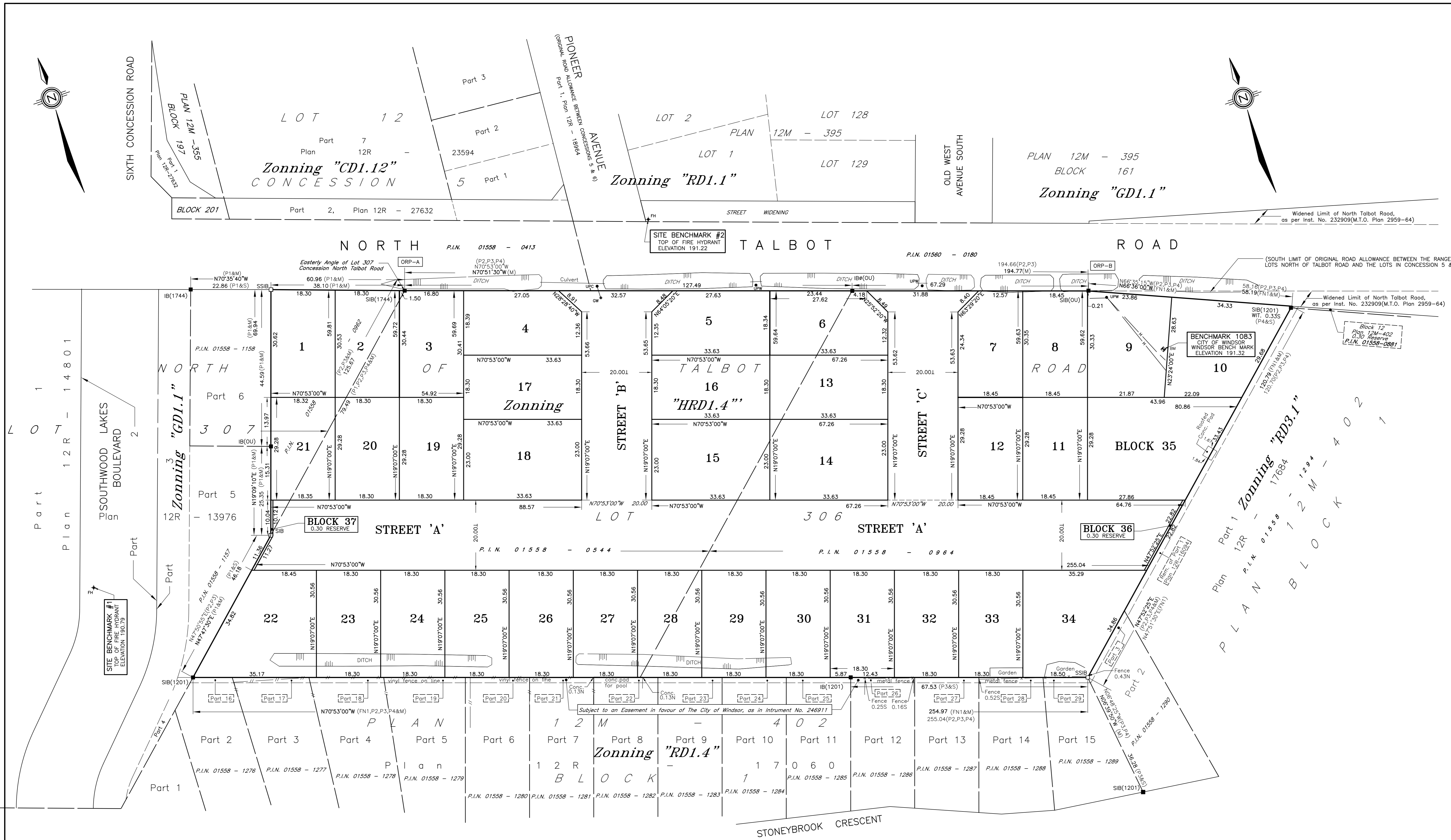
I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE: DECEMBER 3, 2021

ROY A. SIMONE
ONTARIO LAND SURVEYOR



DRAWN BY: D.J.	CHECKED BY: RAS	REFERENCE NO.: 21-47-019-01
CAD File: 21-47-019-02.dwg E-WIND-NTR-306 CAD Date: December 3, 2021 11:15		



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.R.G. 216/10

POINT ID	NORTHING	EASTING
ORP-A	N4678646.40	E336574.75
ORP-B	N4678582.53	E336758.76

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

- ADDITIONAL INFORMATION**
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, (R.S.O. 1990)
- (A) AS SHOWN ON PLAN
 - (B) AS SHOWN ON PLAN
 - (C) AS SHOWN ON PLAN
 - (D) SINGLE FAMILY RESIDENTIAL
 - (E) NORTH - EXISTING RESIDENCE
 - (F) WEST - EXISTING RESIDENTIAL
 - (G) EAST - EXISTING RESIDENTIAL
 - (H) SOUTH - EXISTING RESIDENTIAL
 - (I) AS SHOWN ON PLAN
 - (J) ALL SERVICES TO BE PROVIDED
 - (K) AS SHOWN ON PLAN
 - (L) AS SHOWN ON PLAN

SUMMARY

TOTAL NUMBER OF LOTS	34
TOTAL NUMBER OF BLOCKS	3
TOTAL AREA OF SITE	2.932 Hectares
DENSITY	11.6 Lots per Hectares

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

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

BENCH MARK
CITY OF WINDSOR BENCH MARK 1083 ELEVATION 191.32
M.B. 1185 NORTH OF TALBOT ROAD; THE PLATE IS LOCATED ON THE WEST WALL OF THE CHIMNEY, 0.09 METER FROM THE SOUTH WALL OF THE CHIMNEY AND 0.43 METER ABOVE GRADE.

SITE BENCH MARK #1 ELEVATION 190.79
TOP OF FIRE HYDRANT AT SOUTHWEST CORNER OF PARCEL.

SITE BENCH MARK #2 ELEVATION 191.22
TOP OF FIRE HYDRANT AT NORTHEAST CORNER OF NORTH TALBOT ROAD AND PIONEER AVENUE.

FOR BEARING COMPARISON, A ROTATION 01°00'25" CLOCKWISE WAS APPLIED TO (P2), (P3) & (P4) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION 00°59'20" CLOCKWISE WAS APPLIED TO (P1) TO CONVERT TO GRID BEARINGS.
FOR BEARING COMPARISON, A ROTATION 01°02'30" CLOCKWISE WAS APPLIED TO (FN1) TO CONVERT TO GRID BEARINGS.