


**TOPOGRAPHIC SURVEY**  
OF  
**PART OF BLOCK 1**  
**PLAN 12M-428**  
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 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 0.999879.

ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.  
IB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR  
IB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR  
IB DENOTES 18mm X 18mm X 0.61m IRON BAR  
IB DENOTES 19mm diameter X 0.61m ROUND IRON BAR  
IB DENOTES CUT-CROSS  
IB DENOTES 5mm X 50mm STEEL PIN  
IB DENOTES SURVEY MONUMENT FOUND  
IB DENOTES SURVEY MONUMENT SET AND MARKED 1744  
IB DENOTES WITNESS 1 DENOTES PERPENDICULAR  
IB DENOTES SET 30 DENOTES MEASURED 30 DENOTES DEED  
IB DENOTES OBSERVED REFERENCE POINT  
IB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF IB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.  
IB(D) DENOTES SET PROPORTIONALLY (D) DENOTES ORIGIN UNKNOWN  
IB(D) DENOTES PLAN 12M-20661 (D) DENOTES PLAN 12M-447  
IB(D) DENOTES PLAN 12M-428  
IB(D) DENOTES VERHAEGEN STUBBERFELD HARTLEY BREWER BEAZARE INC., O.L.S.

**LEGEND**

○	DENOTES HYDRO MANHOLE	+	DENOTES FIRE HYDRANT
○	DENOTES SEWER MANHOLE	+	DENOTES WATER METER
○	DENOTES TELEPHONE MANHOLE	+	DENOTES WATER VALVE (Service)
○	DENOTES TRAFFIC MANHOLE	+	DENOTES WATER VALVE (Main)
○	DENOTES WATER MANHOLE	+	DENOTES GAS METER
○	DENOTES CATCH BASIN	+	DENOTES GAS VALVE
○	DENOTES DOUBLE CATCH BASIN	+	DENOTES HYDRO METER
○	DENOTES LIGHT STANDARD CONCRETE	+	DENOTES TELEPHONE PEDestal
○	DENOTES LIGHT STANDARD STEEL	+	DENOTES CABLE TV PEDestal
○	DENOTES LIGHT STANDARD WOOD	+	DENOTES TRAFFIC SIGN
○	DENOTES UTILITY POLE CONCRETE	+	DENOTES TRAFFIC SIGNAL
○	DENOTES UTILITY POLE STEEL	+	DENOTES TRAFFIC SIGNAL BOX
○	DENOTES UTILITY POLE WOOD	+	DENOTES TESTHOLE
○	DENOTES GUY POLE	+	DENOTES BENCH MARK
○	DENOTES GUY WIRE	+	DENOTES HORIZONTAL CONTROL POINT
○	DENOTES BOLLARD	○	DENOTES VERTICAL CONTROL POINT
○	DENOTES PARKING METER	○	DENOTES SHRUB
○	DENOTES TOP OF CURB	○	DENOTES SEWER CLEANOUT
○	DENOTES BOTTOM OF CURB	○	DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED BY DT AND CF 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 (DBH) NOT TO SCALE.

—	C	—	DENOTES OVERHEAD CABLE TV LINE
—	G	—	DENOTES GAS LINE
—	H	—	DENOTES OVERHEAD HYDRO LINE
—	CS	—	DENOTES COMBINED SEWER
—	SA	—	DENOTES SANITARY SEWER
—	ST	—	DENOTES STORM SEWER
—	T	—	DENOTES OVERHEAD TELEPHONE LINE
—	W	—	DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "U"  
(CABLE = UC HYDRO = UH TELEPHONE = UT)

**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) OREG 216/10.

POINT ID	NORTHING	EASTING
GRP-A	N4686698.28	E343369.11
GRP-B	N4686675.51	E343310.22

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

FOR BEARING COMPARISON, A ROTATION OF 0°10'30" CLOCKWISE WAS APPLIED TO (P), (P1) AND (P2) TO CONVERT TO GRID BEARINGS

**CAUTION**

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

**"METRIC"**

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

**INVERTS**

INVERTS ARE DERIVED FROM CITY OF WINDSOR SEWER ATLAS (PLATE T5) AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

**ELEVATIONS**

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

**BENCH MARK**

BENCH MARK 820 ELEVATION 181.87  
LOCATED AT 10666 MULBERRY STREET, CORNER OF STILLMEADOW (FOREST QUADR), THE PLATE IS LOCATED ON THE SOUTH WALL 0.10m FROM THE EAST WALL AND 0.26 ABOVE GROUND.

**SITE BENCH MARK**

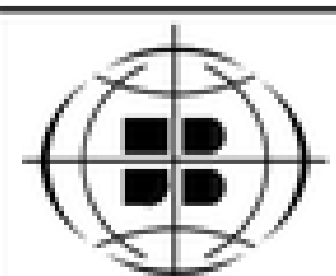
SOUTHEAST CORNER OF CONCRETE PAD AS SHOWN ON PLAN. ELEVATION 177.53

**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 9th DAY OF JANUARY, 2022

DATE JANUARY 20, 2022

*Roy Simons*  
ROY SIMONS  
ONTOARIO LAND SURVEYOR



**VERHAEGEN** SURVEYING  
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