

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999068

A CLOCKWISE ROTATION OF 0°15'40" WAS ADDED TO THE BEARINGS ON R.P. 1142 TO ALLOW FOR COMPARISON.

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES TO CAN-NET/SMARTNET NETWORK (H.T.V. 2.0)

SITE BENCH MARK

TOP OF FIRE HYDRANT SHOWN ON FACE OF PLAN. ELEVATION 178.61

AREA

2,730 Sq.m., - 0.674 Ac.

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2163064



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3)

PLAN OF SURVEY

OF
LOT 26 to 31,
PART OF ALLEY,
(Closed by Windsor By-Law 93-2014, Inst. No. CE614353)

REGISTERED PLAN 1142
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LTD.

SCALE = 1:250
0 2.50 5.00 10.00 15.00 25.00 METRES

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

LEGEND

- ALL MONUMENTS SHOWN THUSLY □ ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- SB 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 φ 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 1744
- WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
- (S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES INST. NO.
- ORP DENOTES OBSERVED REFERENCE POINT
- 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.
- (S/P) DENOTES SET PROPORTIONALLY (NI) DENOTES NOT IDENTIFIABLE
- (P) DENOTES PLAN 12R-25749 (P1) DENOTES 12R-27727
- (P2) DENOTES PLAN REGISTERED PLAN 1142
- (1744) DENOTES VERHAEGEN SURVEYORS INC., O.L.S.
- (KVL) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.

- GW DENOTES GUY WIRE
 - CB DENOTES CATCH BASIN
 - LSS DENOTES LIGHT STANDARD STEEL
 - MHS DENOTES SEWER MANHOLE
 - UPW DENOTES UTILITY POLE WOOD
 - rcc DENOTES TOP OF CURB
 - FH DENOTES FIRE HYDRANT
 - MHS DENOTES SEWER MANHOLE
 - UPW DENOTES UTILITY POLE WOOD
 - rcc DENOTES TOP OF CURB
- DECIDUOUS AND CONIFEROUS TREES ARE DENOTED AND 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.
- H — H — H DENOTES OVERHEAD HYDRO LINE
 - SA — (pipe size) — SA — DENOTES SANITARY SEWER
 - ST — (pipe size) — ST — DENOTES STORM SEWER

THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2 AS SHOWN BELOW THIS REPORT WAS PREPARED FOR MASOTTI CONSTRUCTION INC.

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 portion of the property shown as comprising the closed Alley is subject to easements as in CE614354, (Bell Canada) and CE625237, (Cogeco Cable).
 3. The location of the shed and landscaping along the south limit.
 4. Existing grades are as shown on the plan.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17 NAD83 (CSRS) (2010.0), COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
ORP-A	4688591.94	342083.77
ORP-B	4688592.63	342012.15

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

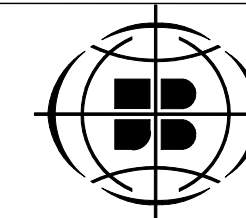
SURVEYOR'S CERTIFICATE

- 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 14th DAY OF OCTOBER, 2021.

DATE OCTOBER 18, 2021

Andrew S. Mantha

ANDREW S. MANTHA
ONTARIO LAND SURVEYOR



VERHAEGEN SURVEYING
LAND SURVEYORS MAPPING
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DRAWN BY: A.S.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 21-47-468-00
FILE: 21-47-468-00.dwg	E-1142-2	CAD Date: October 18, 2021 6:18 PM CAD File: 21-47-468-00.dwg

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

