

ELEVATIONS
ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC DATUM

BENCH MARK
BENCH MARK ELEVATION 606.47'
ST. MICHAEL'S SEPARATE SCHOOL, M.B. 950 465 VICTORIA; THE PLATE IS LOCATED ON THE NORTH END OF A BRICK WALL, ON THE EAST SIDE OF SCHOOL AND 3.2 FEET ABOVE GRADE.

SITE BENCH MARK
ELEVATION 603.92'
TOP OF FIRE HYDRANT

AREA
0.471 ACRES

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2080451



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

TOPOGRAPHIC SURVEY
OF
LOTS 11 TO 15, (Incl.)
WEST OF VICTORIA AVENUE
REGISTERED PLAN 81
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO
© VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE : 1"=15'
0 7.5 15.0 30.0 45.0 75.0
FEET

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 0.99992473.

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

SIB DENOTES 1" X 1" X 4'-0" STANDARD IRON BAR
SIBB 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
WT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (O) DENOTES DEED
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 81
(P1) DENOTES PLAN OF SURVEY BY (KVL), DATED: JUNE 10, 1985; PLAN FILE: W85-1449
(P2) DENOTES PLAN OF SURVEY BY (KVL), DATED: APRIL, 1985; PLAN FILE: W85-1246
(P3) DENOTES PLAN OF SURVEY BY (1194), DATED: DEC 9, 1992; PLAN FILE: SP-4593
(FN) DENOTES FIELD NOTE BY (KVL), DATED: APRIL 1, 1985; FILE: (W85-L346)
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(KVL) DENOTES VERHAEGEN AND BEZAIRE LIMITED, O.L.S.
(1194) DENOTES JOHN B. SMEETON INC., O.L.S.

LEGEND

○ MHH	DENOTES HYDRO MANHOLE	◆ FH	DENOTES FIRE HYDRANT
○ MHS	DENOTES SEWER MANHOLE	◆ WM	DENOTES WATER METER
○ MHT	DENOTES TELEPHONE MANHOLE	◆ WWS	DENOTES WATER VALVE (Service)
○ MHTR	DENOTES TRAFFIC MANHOLE	◆ WVM	DENOTES WATER VALVE (Main)
○ MHW	DENOTES WATER MANHOLE	◆ GW	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
● LSts	DENOTES LIGHT STANDARD STEEL	◆ PedCTV	DENOTES CABLE TV PEDESTAL
● LSw	DENOTES LIGHT STANDARD WOOD	◆ TRsg	DENOTES TRAFFIC SIGN
● UPc	DENOTES UTILITY POLE CONCRETE	◆ TRsg	DENOTES TRAFFIC SIGNAL
● UPs	DENOTES UTILITY POLE STEEL	◆ TRsb	DENOTES TRAFFIC SIGNAL BOX
● UPw	DENOTES UTILITY POLE WOOD	◆ TH	DENOTES TESTHOLE
● GP	DENOTES GUY POLE	◆ BM	DENOTES BENCH MARK
● GW	DENOTES GUY WIRE	◆ HCP	DENOTES HORIZONTAL CONTROL POINT
● Bol	DENOTES BOLLARD	○ VCP	DENOTES VERTICAL CONTROL POINT
● PM	DENOTES PARKING METER	◆ SHR	DENOTES SHRUB
◆ TAC	DENOTES TOP OF CURB	○ SC	DENOTES SEWER CLEANOUT
◆ BOC	DENOTES BOTTOM OF CURB	◆ INV	DENOTES INVERT

DECIDUOUS AND CONIFEROUS TREES ARE DENOTED BY 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 — (pipe size) — 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:
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 18th DAY OF JANUARY, 2019.

DATE JANUARY 25, 2019

ROY A. SIMONE
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

WINDSOR 944 Ottawa Street N8X 2E1 Ph: (519)258-1772 Fax: (519)258-1791

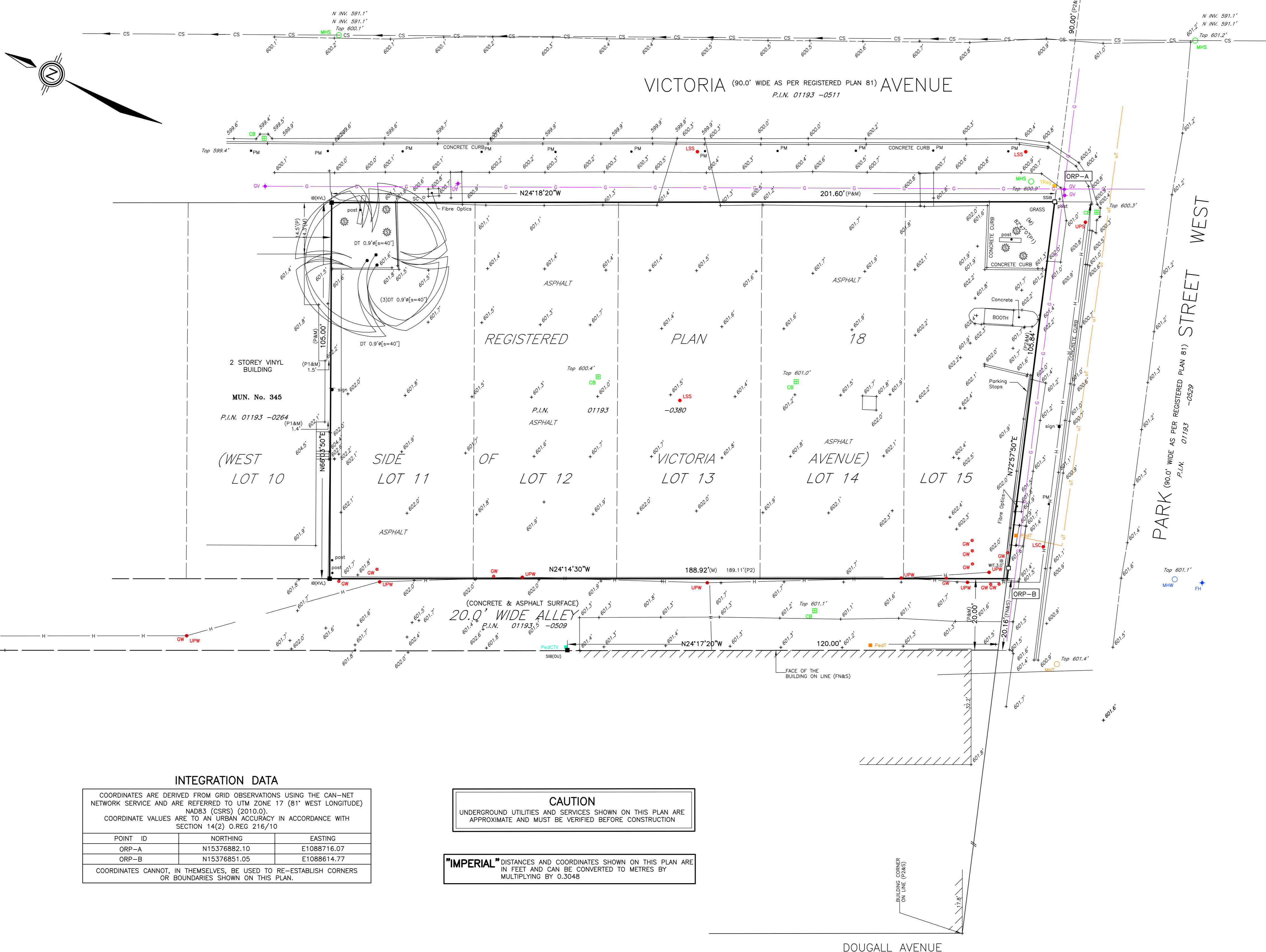
LEAMINGTON 187 Talbot Street East N8H 1L8 Ph: (519)322-2375 Fax: (519)322-2675

VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC.

ONTARIO LAND SURVEYORS www.vshbbsurveys.com

DRAWN BY: A.J.M. CAD Date: January 25, 2019 2:59 PM
CHECKED BY: R.A.S. CAD File: 42913700.dwg

WORK ORDER: 4-29137 FILE NO.: E-81-W/S VICTORIA-1 PLAN FILE NO.: J-854



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	N15376882.10	E1088716.07
ORP-B	N15376851.05	E1088614.77

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

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

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

SITE BENCH MARK
TOP OF FIRE HYDRANT
ELEVATION 603.92'

VICTORIA (90.0' WIDE AS PER REGISTERED PLAN 81) AVENUE
P.I.N. 01193 -0511

REGISTERED PLAN 18

(WEST SIDE OF) LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15

20.0' WIDE ALLEY
(CONCRETE & ASPHALT SURFACE)
P.I.N. 01193.5 -0509

DOUGALL AVENUE