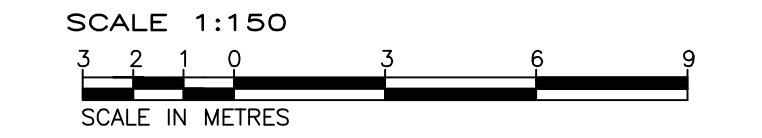


COLBORN STREET (R.P. No. 17),
ALSO KNOWN AS COLBORNE STREET,
HIGHWAY No. 4
(18.288 WIDE)
P.L.N. 35255-0172

PLAN OF SURVEY
WITH TOPOGRAPHICAL DETAIL
ALL OF
LOTS 44 AND 45
AND PART OF
LOT 46
WEST OF COLBORN STREET
REGISTERED PLAN No. 117
(FORMERLY THE VILLAGE OF PORT STANLEY)
NOW THE
MUNICIPALITY OF
CENTRAL ELGIN
COUNTY OF ELGIN



CAUTION
SURFACE FEATURES WERE LOCATED BY VISUAL INSPECTION, FEATURES UNDER
VEHICLES, CONSTRUCTION DEBRIS, DIRT, SNOW, ETC. MAY NOT BE SHOWN.

TOPOGRAPHIC LEGEND

- A/C DENOTES AIR CONDITIONER
- BM DENOTES BENCHMARK
- CONC DENOTES CONCRETE
- C&G DENOTES CURB AND GUTTER
- DIA DENOTES DIAMETER IN mm
- FH DENOTES FIRE HYDRANT
- MH DENOTES MANHOLE
- S/W DENOTES SIDEWALK
- TPAD DENOTES TRANSFORMER PAD
- WV DENOTES WATER VALVE
- N DENOTES NORTH
- E DENOTES EAST
- W DENOTES WEST
- S DENOTES SOUTH
- ⊞ DENOTES SIGN
- DENOTES DECIDUOUS TREE

LEGAL LEGEND

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- RIB DENOTES ROUND IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS
- AGM DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
- OJ DENOTES ORIGIN UNKNOWN
- 741 DENOTES D.I. HOUGHTON, O.L.S.
- 1355 DENOTES BRIAN VAUGHAN, O.L.S.
- RP DENOTES REGISTERED PLAN
- P1 DENOTES PLAN 11R-1384
- P2 DENOTES BRIAN VAUGHAN PLAN# 79-457, DATED DECEMBER 11, 1979
- P3 DENOTES D.I. HOUGHTON PLAN# 667-25, DATED FEBRUARY 7, 1989
- P4 DENOTES REGISTERED PLAN No. 117
- P5 DENOTES BRIAN VAUGHAN PLAN# 97-81, DATED MAY 16, 1997
- P6 DENOTES BRIAN VAUGHAN PLAN# 92-59, DATED APRIL 22, 1992

UTM GRID NOTES

BEARINGS ARE U.T.M. GRID NAD83 (CSRS) EPOCH(2010), DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999581388

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM G.N.S.S. OBSERVATIONS USING REAL TIME NETWORK (RTN), U.T.M. ZONE 17, NAD83 (CSRS) EPOCH(2010), COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.R.E.G. 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4724396.343	482387.290
ORP 2	4724321.519	482438.131

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

FOR BEARING COMPARISONS, A ROTATION OF 00°05'20" CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2, A ROTATION OF 00°06'55" CLOCKWISE WAS APPLIED TO BEARINGS ON P3, P5 AND P6 TO CONVERT TO GRID BEARINGS.

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

BENCHMARK
ELEVATIONS ARE GEODETIC CGVD28(HV2.0), DERIVED FROM G.N.S.S. OBSERVATIONS AND THE LEICA SMARTNET NETWORK.

SITE BENCHMARKS
AS INDICATED ON THE FACE OF THIS PLAN.

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE th DAY OF 2022.

DATE _____ THOMAS J. STIRLING
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY IS RELATED TO AOLS PLAN SUBMISSION FORM NUMBER V35071.

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DRAWN BY: BLB	DIGITAL FILE: PS2207TP1C19.dwg	PLAN No:
CHECKED BY: RMM		8-L-5944
Plot date: Oct 04, 2022	FILE No: PS-0117-04-4	

