PLAN OF SURVEY SHOWING TOPOGRAPHY OF

BLOCK 163
REGISTERED PLAN 65M-3348 AND PART OF NORTH HALF LOT 17 CONCESSION 5

GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK
NOW IN THE

CITY OF VAUGHAN

REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250

J.D. BARNES LIMITED

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

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 ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999737.

FOR BEARING COMPARISONS, A ROTATION OF 0°40'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

FOR BEARING COMPARISONS, A ROTATION OF 1°02'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P2&P4.

FOR BEARING COMPARISONS, A ROTATION OF 1°04'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P3.

FOR BEARING COMPARISONS, A ROTATION OF 0°59'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P5.

SURVEY MONUMENTS PLANTED ARE SSIB(JDB) UNLESS OTHERWISE NOTED.

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	EASTING	NORTHING
ORP Ⓐ	615 990.11	4 854 165.91
ORP Ⓑ	615 935.86	4 854 465.20

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

BENCHMARK

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF VAUGHAN BENCHMARK No. 32-3, HAVING A PUBLISHED ELEVATION OF 225.764 METRES(CGVD28: 78).

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
M	DENOTES	MEASURED
S	DENOTES	SET
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
P1	DENOTES	PLAN 64R-599
P2	DENOTES	REGISTERED PLAN 65M-3348
P3	DENOTES	PLAN 65R-26299
P4	DENOTES	PLAN 65R-22672
P5	DENOTES	PLAN 65R-10012
WH	DENOTES	WHEELER & ASSOCIATES, O.L.S
JDB	DENOTES	J.D. BARNES LIMITED, O.L.S
1370	DENOTES	VLADIMIR KRCMAR LIMITED O.L.S
922	DENOTES	SCHAEFFER & DZALDOV LIMITED O.L.S
DHO	DENOTES	DEPARTMENT OF HIGHWAYS OF ONTARIO(NOW MTO)
RDT	DENOTES	R.D. TOMLINSON, O.L.S
R.P.	DENOTES	REGISTERED PLAN
CA	DENOTES	CONCRETE AREA
CP	DENOTES	CONCRETE PORCH
FFE	DENOTES	FINISHED FLOOR ELEVATION
EOT	DENOTES	EDGE OF TREES
EOV	DENOTES	EDGE OF VEGETATION
EOC	DENOTES	EDGE OF CULTIVATION
GR	DENOTES	GARBAGE RECEPTICLE
BOS	DENOTES	BOTTOM OF SLOPE
TOS	DENOTES	TOP OF SLOPE
BF	DENOTES	BOARD FENCE
PF	DENOTES	PICKET FENCE
PS	DENOTES	PICKET FENCE
VF	DENOTES	VINYL FENCE
FP	DENOTES	FENCE POST
MB	DENOTES	MAIL BOX
CLF	DENOTES	CHAIN LINK FENCE
EOA	DENOTES	EDGE OF ASPHALT
EOAR	DENOTES	EDGE OF ASPHALT ROAD
CONC.	DENOTES	CONCRETE
EOR	DENOTES	EDGE OF ROCK
CRW	DENOTES	CONCRETE RETAINING WALL
CW	DENOTES	CONCRETE WALK
HT	DENOTES	HYDRO TRANSFORMER
AW	DENOTES	ANCHOR WIRE
OPI	DENOTES	OUTSIDE PLANT INTERFACE
○ MH	DENOTES	MANHOLE
□ CB	DENOTES	SINGLE CATCHBASIN
○ WMH	DENOTES	WATER MANHOLE
BH	DENOTES	BORE HOLE
□ HJB	DENOTES	HYDRO JUNCTION BOX
TC	DENOTES	TELEPHONE CHAMBER
G METER	DENOTES	GAS METER
BOL	DENOTES	BOLLARD
LS	DENOTES	LIGHT STANDARD
HP	DENOTES	HYDRO POLE
H	DENOTES	FIRE HYDRANT
	DENOTES	DECIDUOUS TREE
	DENOTES	CONIFEROUS TREE

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.

SEWER INVERT NOTE:

SEWER INVERT DEPTHS ARE MANUALLY MEASURED FROM THE LID/GRATE OF THE GIVEN FEATURE.

ANNOTATIONS DISPLAYED AS *ITALICIZED* WITH AN ASTERISK* HAVE BEEN INTERPOLATED FROM RECORDS AND WERE NOT FIELD VERIFIED BY ONSITE LOCATES LTD.

INVERT DEPTH MEASUREMENTS ARE FROM THE ASSUMED BOTTOM OF THE FACILITY STRUCTURE.

DEPTHS ARE NOT SUITABLE FOR EXCAVATION PURPOSES. SEWER NETWORK CONNECTIONS WERE COMPILED WHERE FIELD EVIDENCE COINCIDED WITH AS-BUILT RECORDS

WHERE NO DEPTH INFORMATION COULD BE OBTAINED, UTILITIES ARE ASSUMED TO BE AT STANDARD INSTALLATION DEPTH FOR THE SPECIFIC TYPE OF UTILITY.

THE MOST RELIABLE WAY TO PRECISELY DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF AN UNDERGROUND UTILITY IS THROUGH PHYSICAL EXPOSURE USING SAFE DIGGING TECHNIQUES (COMMONLY PERFORMED WITH HYDRO VACUUM EXCAVATION)

INVERT DEPTH MEASUREMENTS HEREON ARE PROVIDED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

UNDERGROUND UTILITY NOTES

THE UTILITY DATA DEPICTED ON THIS DRAWING WERE ACQUIRED IN ACCORDANCE WITH ASCE STANDARD 38-02. THE INFORMATION IS SHOWN BY ATTRIBUTED QUALITY LEVELS WHICH ARE DEFINED AS FOLLOWS:

DATA QUALITY LEVEL

HIGHEST QUALITY — QUALITY LEVEL A; QUALITY LEVEL B; QUALITY LEVEL C; QUALITY LEVEL D — LOWEST QUALITY

QUALITY LEVEL "A" - INFORMATION OBTAINED BY ACTUAL PHYSICAL EXPOSURE OF TARGETED UTILITIES AND SUBSEQUENT MEASUREMENT OF THE EXPOSED PRECISE HORIZONTAL AND VERTICAL POSITION.

QUALITY LEVEL "B" - INFORMATION OBTAINED USING GEOPHYSICAL LOCATE TECHNIQUES TO IDENTIFY THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF THE DESIGNATED UTILITIES.

QUALITY LEVEL "C" - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO THE QUALITY "D" INFORMATION OBTAINED.

QUALITY LEVEL "D" - INFORMATION DERIVED FROM UTILITY RECORDS OR VERBAL RECOLLECTIONS

ALL SERVICES ARE QUALITY "D" UNLESS NOTED OTHERWISE.
LEVEL "D" RECORD INFORMATION SHOWN ON THIS PLAN HAVE BEEN PLOTTED APPROXIMATELY AS PER THE RECORDS FOUND AND COULD NOT BE FIELD VERIFIED WITHIN THE SCOPE OF THIS PROJECT. IF FURTHER VERIFICATION IS REQUIRED, IT IS SUGGESTED THAT LEVEL "A" METHODOLOGIES BE EMPLOYED.

LOST SIGNAL- DENOTES/INDICATES A POINT WHERE QL-B METHODS COULD NO LONGER ASCERTAIN THE HORIZONTAL POSITION OF A FACILITY.

QUALITY LEVEL "D" INFORMATION COMPILED FROM RECORDS PROVIDED BY: ALECTRA ONTARIO ONE-CALL TICKET #20214613348; BELL CANADA MU#22137 AND MU#22338; CITY OF VAUGHAN ENGINEERING DEPARTMENT 65M-3417-PP7.tiff AND 99-E-2136-PH2-PP-3.tiff; ENBRIDGE FILE #34026444; ROGERS REF.NO.: #R214792 AND #R214245; YORK REGION TRANSPORTATION & WORKS DRAWING #P19 AND #P-1093-035

CAUTION: CALL BEFORE YOU DIG

THIS PLAN IS INTENDED FOR DESIGN PURPOSES ONLY. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN DUE TO INSUFFICIENT INFORMATION OR IMPROPER INSTALLATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OR BREAKING GROUND.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE APPROPRIATE LEGAL REQUIREMENTS ARE MET.

LEGEND

— SAN —	DENOTES	UNDERGROUND SANITARY SEWER
— STM —	DENOTES	UNDERGROUND STORM SEWER
— G —	DENOTES	UNDERGROUND GAS LINE
— W —	DENOTES	UNDERGROUND WATER LINE
— UE —	DENOTES	UNDERGROUND HYDRO LINE
— UC —	DENOTES	UNDERGROUND CABLE LINE
— UT —	DENOTES	UNDERGROUND TELEPHONE LINE
— FO —	DENOTES	UNDERGROUND FIBRE OPTIC LINE
○ SAN MH	DENOTES	SANITARY MANHOLE
○ STM MH	DENOTES	STORM MANHOLE
□ CB	DENOTES	CATCH BASIN
□ DICB	DENOTES	DITCH INLET CATCH BASIN
GM	DENOTES	GAS METER
○ WMH	DENOTES	WATER MANHOLE
HP	DENOTES	HYDRO POLE
LS	DENOTES	LIGHT STANDARD
□ HJB	DENOTES	HYDRO JUNCTION BOX
PED	DENOTES	PEDESTAL
CPED	DENOTES	TELEVISION PEDESTAL
GLC	DENOTES	GROUND LEVEL CHAMBER
■ HW	DENOTES	HANDWELL
E CAP/PLUG	DENOTES	CAP/PLUG
HT	DENOTES	HYDRO TRANSFORMER

SEWER INVERT DATA TABLE

MH/CB	DIRECTION	DIAMETER (mm)	INVERT (m)	TOP OF LID/GRATE ELEVATION (m)	INVERT ELEVATION(m)	NOTES
SAN MH#1	E S SW	200 100 150	2.54 2.39 2.35	225.63	223.09 223.24 223.28	
SAN MH#2	NE W	200 200	3.14 2.97	224.60	221.46 221.63	
SAN MH#3	N SW	200 200	3.25 3.15	224.39	221.14 221.24	
SAN MH#4	N S W	200 200 200	3.75 3.70 3.65	224.50	220.75 220.80 220.85	
SAN MH#5	E	200	2.86	224.16	221.30	
STM MH#1	N S W	*675 *600 *450	4.75 4.68 4.30	224.56	219.81 219.88 220.26	ALL LATERALS RECESSED
STM MH#2	E	300	3.07	224.17	221.10	
STM MH#3	*N *SW	*600 *375	*±3.93 *±3.42	224.24	*±220.31 *±220.82	
CBMH #1	E S	300 300	1.97 1.98	226.25	224.28 224.27	
CB#2	E W	250 300	1.63 1.65	226.23	224.60 224.58	
CBMH #3	N E S	300 300 300	2.33 1.92 2.35	225.41	223.08 223.49 223.06	
CB#4	W	300	1.64	225.45	223.81	
CB#5	E	150	0.64	224.80	224.16	
CB#6	NE W	200 150	1.22 0.90	225.09	223.87 224.19	
CB#7	NE SW	200 200	1.05 1.04	224.69	223.64 223.65	
DICB #8	*NE S	*375 ±300	*±1.50 1.50	223.21	221.71 221.71	DEBRIS PRESENT
CB#9	*S	*250	*±0.74	225.68	224.94	

INFORMATION OBTAINED FROM RECORDS PROVIDED BY: CITY OF VAUGHAN AND YORK REGION NOT FIELD VERIFIED BY ONSITE LOCATES INC.

SUBSURFACE UTILITY FIELD WORK WAS COMPLETED ON THE 11th DAY OF JANUARY, 2021

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. THE SURVEY WAS COMPLETED ON JANUARY 28, 2022

JULY 13, 2022
DATE

YAHUI HU
ONTARIO LAND SURVEYOR

ADDITIONAL TOPOGRAPHIC SURVEY ON JUNE 24, 2022

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2158978

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

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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
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