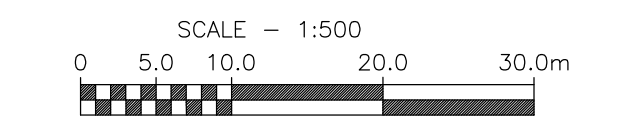


PLAN OF SURVEY SHOWING TOPOGRAPHIC INFORMATION
OF PART OF
LOT 23,
REGISTERED COMPILED PLAN No. 370
(GEOGRAPHIC TOWNSHIP OF CARADOC)
MUNICIPALITY OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX



SBM GEOMATICS LTD
ONTARIO LAND SURVEYORS
2025

LEGEND:

□	DENOTES SURVEY MONUMENT SET
○	DENOTES SURVEY MONUMENT FOUND
CM	DENOTES CUT CROSS
CC	DENOTES CONCRETE MONUMENT
CP	DENOTES CONCRETE PIN
CUTT	DENOTES CUT T
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
IU	DENOTES IRON UNKNOWN
PB	DENOTES PLASTIC BAR
RB	DENOTES 0.15m LONG STANDARD IRON BAR IN ROCK
RR	DENOTES 16mm DIAMETER ROUND IRON BAR
RP	DENOTES 19mm DIAMETER ROUND IRON BAR
RPL	DENOTES ROCK PLUG
SCP	DENOTES SPECIFIED CONTROL POINT
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS
SBM	DENOTES SBM GEOMATICS, O.L.S.'s
AGM	DENOTES ARCHIBALD, GRAY & MCKAY, O.L.S.'s
HOR	DENOTES HOLSTEAD & REDMOND, O.L.S.'s
FKS	DENOTES FARNCOMB, KIRKPATRICK & STIRLING, O.L.S.'s
MTE	DENOTES MTE O.L.S. LTD., O.L.S.'s
STANTEC	DENOTES STANTEC GEOMATICS LTD
DPN	DENOTES DOOR POINT NUMBER
MSCP	DENOTES MIDDLESEX STANDARD CONDOMINIUM PLAN
MV/CP	DENOTES MIDDLESEX VACANT LAND CONDOMINIUM PLAN
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
R.P.	DENOTES REGISTERED PLAN
B	DENOTES BURIED
M	DENOTES MEASURED
S	DENOTES SET
P1	DENOTES PLAN 33R-16903
P2	DENOTES PLAN 33R-17015

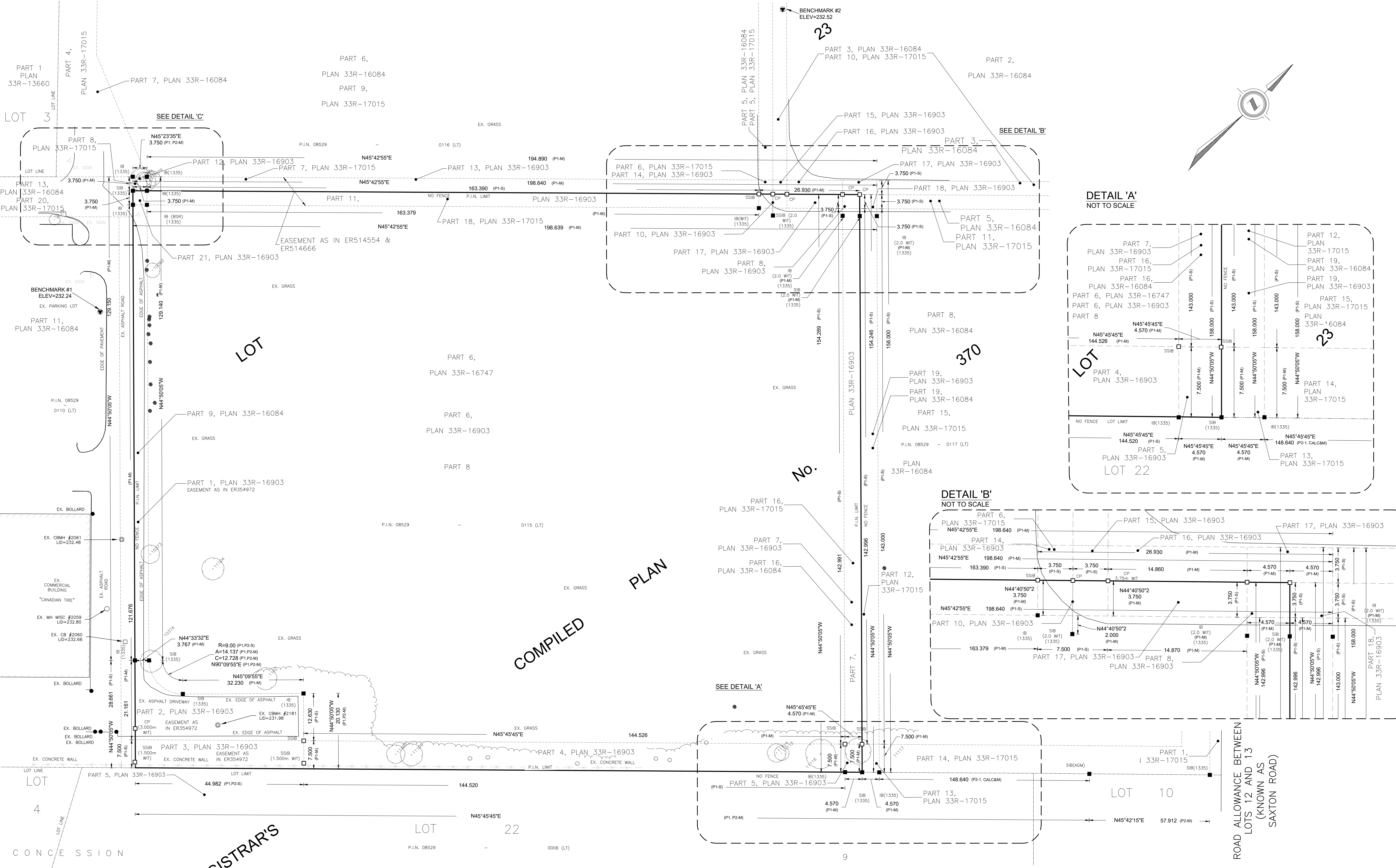
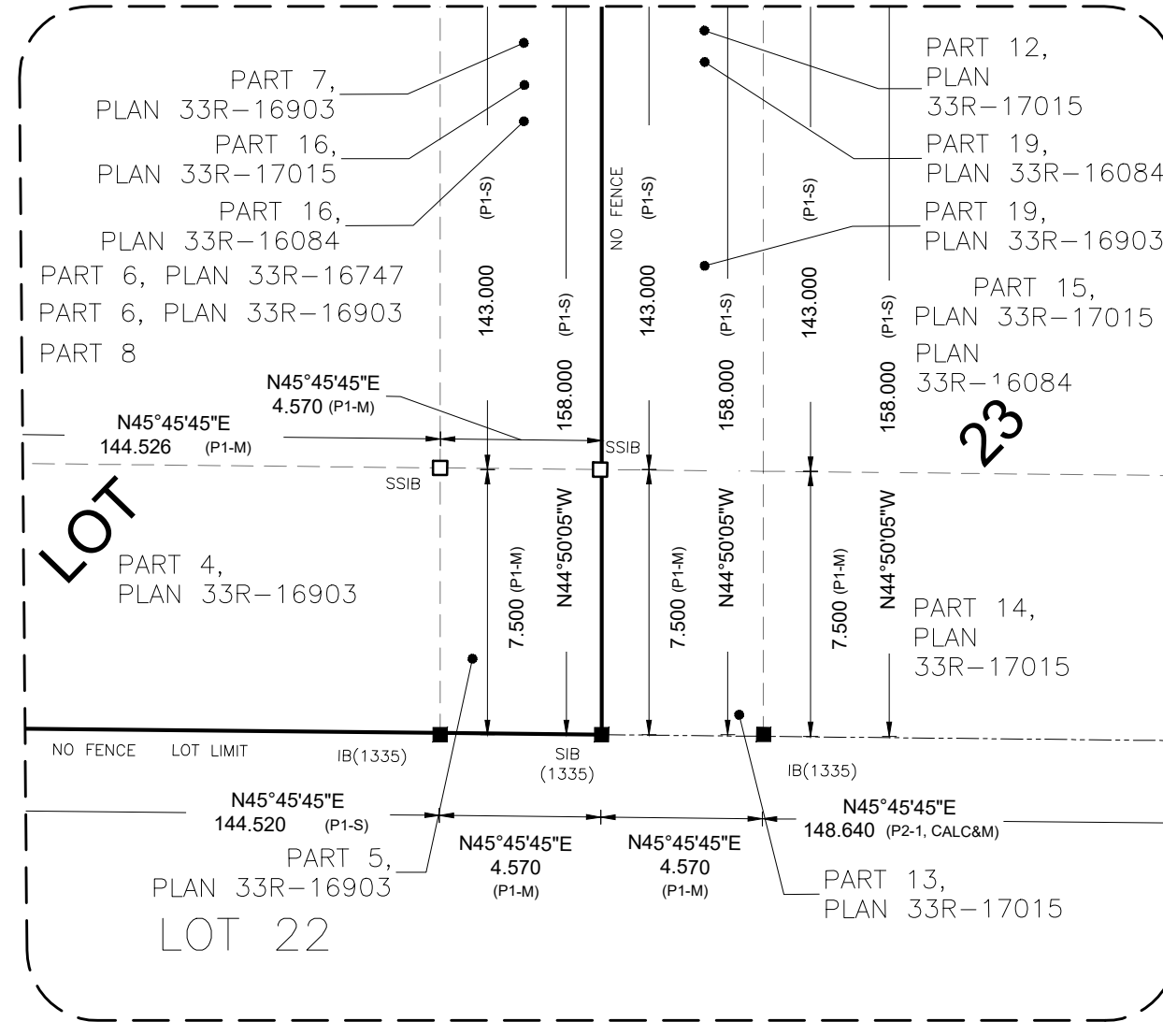
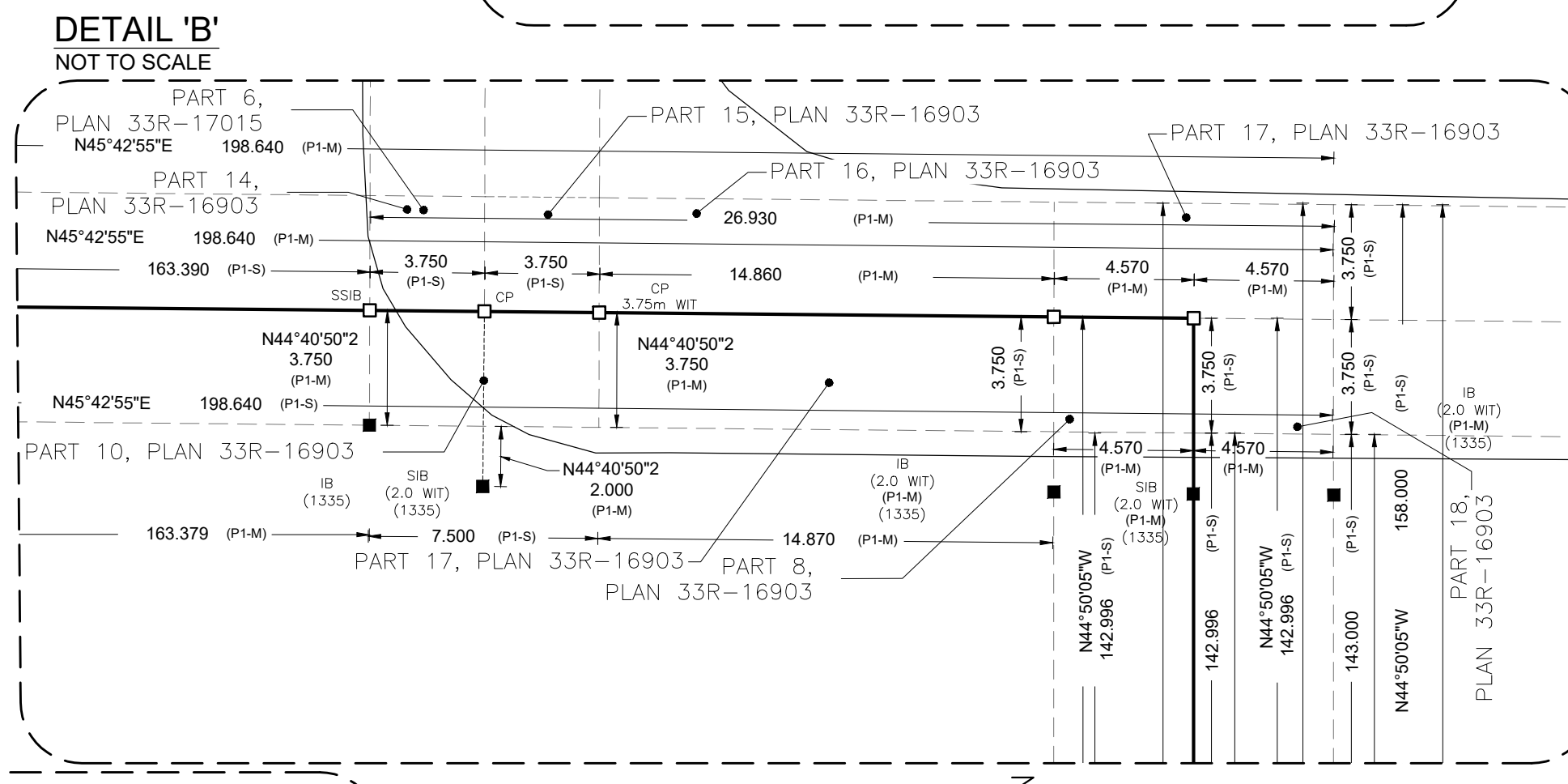
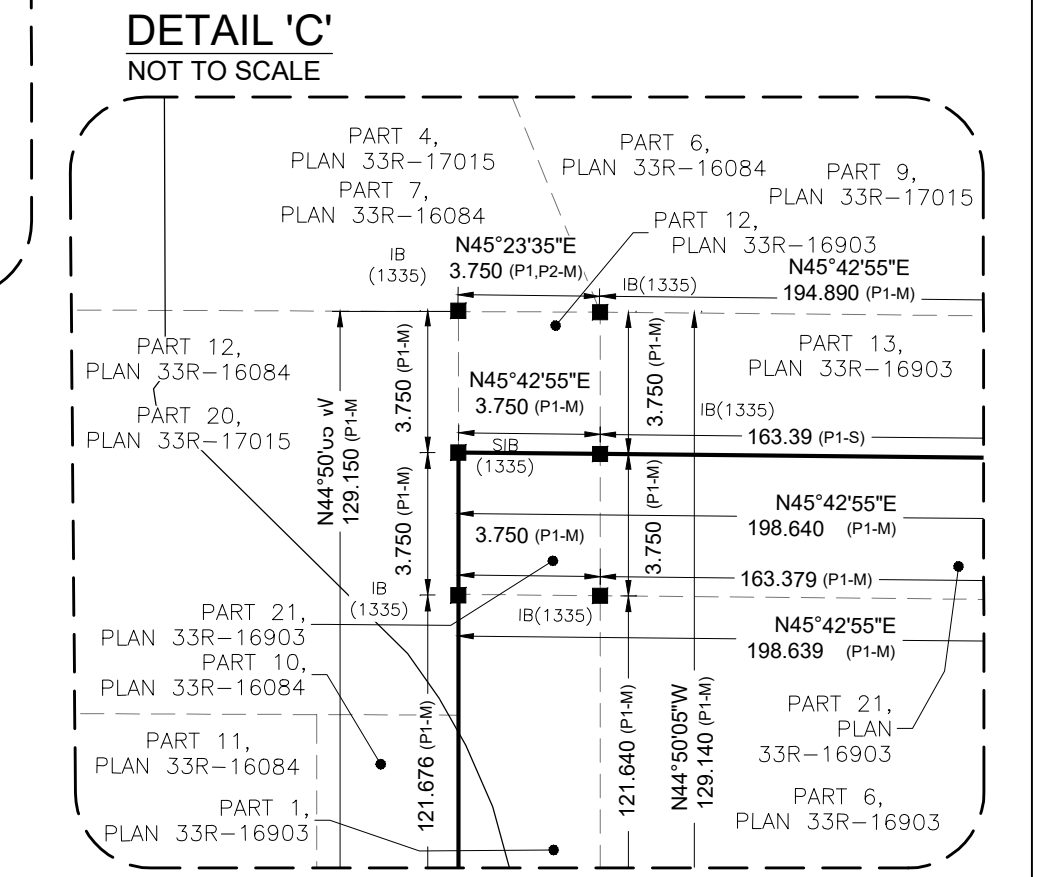
UTM GRID NOTES:

- 1) BEARINGS ARE GRID UTM ZONE 17 NAD83 (CSRS) (v7 EPOCH 2010), DERIVED FROM GNSS OBSERVATIONS FROM THE CANSEL CAN-NET RTN AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17
- 2) DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999998500910.
- 3) FOR BEARING COMPARISONS, A ROTATION OF 0°18'55" CLOCKWISE HAS BEEN APPLIED TO P1 AND P2

ALL COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS USING THE CANSEL CAN-NET RTN AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (v7 EPOCH 2010) TO AN URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
CANSEL RTN RTK BASE STHR	4758579.91	448696.44
ORP A	4755017.09	450346.05
ORP B	4755043.79	450599.55

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



TOPOGRAPHIC LEGEND:

○	DENOTES EXISTING SPOT ELEVATION	○	DENOTES EXISTING SHRUB
○	DENOTES EXISTING CONTOUR ELEVATION	○	DENOTES EXISTING HYDRO POLE
○	DENOTES EXISTING CATCH BASIN	○	DENOTES EXISTING CLEANOUT
○	DENOTES EXISTING MAINTENANCE HOLE	○	DENOTES EXISTING ANCHOR
○	DENOTES EXISTING FIRE HYDRANT	○	DENOTES EXISTING GATE
○	DENOTES EXISTING WATER VALVE	○	DENOTES EXISTING BOLLARD
○	DENOTES EXISTING WATER METER	○	DENOTES EXISTING FIRE DEPARTMENT CONNECTION
○	DENOTES EXISTING BUILDING ENTRANCE	○	DENOTES EXISTING LAMP STANDARD
○	DENOTES EXISTING BUILDING	○	DENOTES EXISTING SITE BENCHMARK
○	DENOTES EXISTING GAS METER	○	DENOTES EXISTING FENCE
○	DENOTES EXISTING ELECTRIC METER	○	DENOTES EXISTING WOODS OUTLINE
○	DENOTES EXISTING WATER SERVICE VALVE	○	DENOTES EXISTING POLE
○	DENOTES EXISTING DECIDUOUS TREE	○	DENOTES EXISTING CONIFEROUS TREE

TREE SCHEDULE

Chart #	Plant #	Tree Type	Trunk Diameter (mm)	Dripline Diameter (m)
1	2122	Deciduous	100	3
2	2176	Deciduous	250	5
3	2177	Deciduous	350	6
4	2178	Deciduous	150	4
5	2179	Deciduous	100	4
6	10362	Deciduous	100	4
7	10373	Deciduous	150	5
8	10374	Deciduous	250	6
9	11102	Deciduous	250	6
10	11104	Deciduous	200	6
11	11105	Deciduous	150	5
12	11106	Deciduous	300	6
13	11114	Deciduous	100	5
14	11115	Deciduous	100	4
15	11116	Deciduous	400	8

MEASUREMENTS HAVE BEEN PERFORMED BY VISUAL INSPECTION AND/OR AERIAL MEANS. THEY DO NOT CONSTITUTE A PROFESSIONAL OPINION AS TO THEIR OFFICIAL SIZE, HEALTH, ETC. TREE TYPE CLASSIFICATION IS APPROXIMATE AND A LICENSED ARBORIST, FORESTER, AND/OR REQUIRED PROFESSIONAL SHOULD BE CONSULTED FOR ALL VEGETATION QUESTIONS OR CONCERNS.

NOTES:

1. WITH THE EXCEPTION OF SEWER INVERTS, ALL BURIED SERVICES WERE DERIVED FROM FIELD LOCATIONS DONE BY OTHERS. ALL UTILITIES SHOWN ARE SPECULATIVE IN NATURE, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE EXISTENCE OR LOCATION WAS NOT DETERMINED BY THIS SURVEY. ALL SERVICES, IN USE OR ABANDONED, SHOULD BE VERIFIED BY FIELD LOCATES BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION. SPOT ELEVATIONS ARE FROZEN ON LAYER "OG-SBMG-XSPHT"
2. SITE BENCHMARKS ESTABLISHED USING RTK, PPP, TOTAL STATION AND THE HTV2.0 GEODID MODEL. CONTRACTOR/CLIENT TO PRACTICE COMMON INDUSTRY ACCEPTED DUE DILIGENCE IN ESTABLISHING VERTICAL CONTROL ON SITE (IE. REFERENCE A MINIMUM OF TWO BENCHMARKS AT ALL TIMES) AND REPORT ANY DISCREPANCIES PRIOR TO ANY AND ALL CONSTRUCTION.
3. SEWER INFORMATION DERIVED FROM SLOPED MEASUREMENTS PERFORMED AT THE SURFACE; STRUCTURES WERE NOT ENTERED.
4. CONTOURS HAVE BEEN CALCULATED USING THE TIN METHOD; INTERPOLATION OF SURVEYED DATA TO PRODUCE SAID DIGITAL ELEVATION MODEL IS RELATIVE TO THE HORIZONTAL RESOLUTION OF THE FIELD WORK. SURFACE THROUGH BUILDINGS HAS BEEN APPROXIMATED.
5. LANDSCAPE INFORMATION PROVIDED AS A COURTESY AND NOT TO BE USED FOR LANDSCAPE PLAN PURPOSES. NO TREE TAGGING OR LANDSCAPE DOCUMENTATION WAS PERFORMED.
6. PIPE SIZES STATED ARE DERIVED FROM SURFACE FIELD MEASUREMENTS; NO WARRANTY AS TO THEIR ACCURACY. CONSERVATIVE (IE. SMALLER) DIAMETERS PROVIDED WHEN INVERTS AND OVERTS LACK CLARITY. DAYLIGHTING INVERTS CALCULATED BY TAKING THE ELEVATION OF THE OVERTS AND SUBTRACTING THE PIPE SIZES MEASURED IN THE ADJACENT STRUCTURE. NO GUARANTEE TO THEIR ACCURACY.
7. PLAN ITEMS WERE COLLECTED BY A COMBINATION OF GNSS, TOTAL STATION, FIELD NOTES, PHOTOGRAMMETRY, ORTHOMETRIC PHOTOGRAPHS, LASER SCANNING, OR TAPE MEASUREMENTS AT THE DISCRETION OF THE FIELD CREW.
8. FOCUS OF ADJACENT GRADING INFORMATION IS FOR GENERAL OVERLAND FLOW ROUTING. INFORMATION HAS BEEN COMPILED FROM A COMBINATION OF AERIAL PHOTOGRAMMETRY, REFLECTORLESS MEASUREMENTS, GNSS, THE SOUTH WESTERN ONTARIO ORTHOPHOTOGRAHY PROJECT (SWOOP), AND/OR THE ONTARIO GEOHUB DIGITAL TERRAIN MODEL (LIDAR-DERIVED).

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

BENCHMARK:
MONUMENT TYPE: CANSEL CAN-NET NETWORK GNSS RTK BASE STATION ON Strathroy
LOCATION: STRATHROY, ONTARIO STATION CODE: STHR
NAD83CSRS (v7 EPOCH 2010), HTV2.0, ORTHOMETRIC ELEVATION: 244.201m

SITE BENCHMARKS:
BENCHMARK #1:
MONUMENT TYPE: CUT "T"
LOCATION: WEST OF THE SUBJECT SITE, SET ON TOP OF THE CURB, EAST SIDE OF THE CANADIAN TIRE PARKING LOT
GEODETIC ELEVATION (HTV2.0): 232.24m
BENCHMARK #2:
MONUMENT TYPE: CUT "T"
LOCATION: NORTH OF THE SUBJECT SITE, SET ON TOP OF THE CURB, WEST SIDE OF THE WALMART PARKING LOT
GEODETIC ELEVATION (HTV2.0): 232.37m

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
(2) THE SURVEY WAS COMPLETED ON THE 11th DAY OF SEPTEMBER, 2025.

OCTOBER 7th, 2025
DATE
GAVIN P.T. SEAMAN
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2215398

PRELIMINARY

1599 Adelaide St. N, Unit 203, London, Ontario, N5X 4E8
Tel: (519) 914-1134 Fax: (519) 471-0034

sbm GEOMATICS
SURVEY BY: BOBESS/PA DESIGN BY: JAHLEH/DPA FILE NO: 025005 PLAN NO: 025005P101
CO-ORD: STRATHROY CARADOC/20250901 CHECKED BY: GPT/JAH/DJ PLAN SIZE: 2204

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