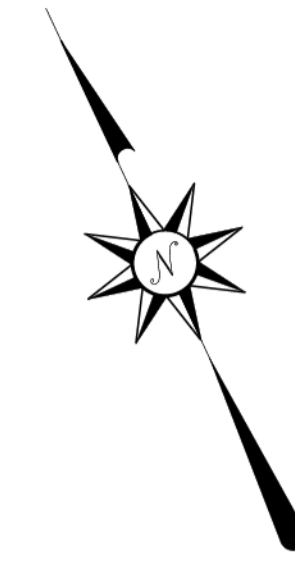


METRIC



PARTIAL TOPOGRAPHIC SITE PLAN

IN PART R.L. 35 PARISH OF ST. JOHN
LOT 2 PLAN 71156 WLTO

WINNIPEG, MANITOBA

SCALE 1 : 400



TITLE INFORMATION

ADDRESS: 80 AND 90 SINCLAIR STREET, WINNIPEG, MANITOBA.
CERTIFICATE OF TITLE: 3231198/1 (SEARCHED DECEMBER 18, 2022)
REGISTERED OWNERS: THE CITY OF WINNIPEG
LEGAL DESCRIPTION: LOT 2 PLAN 71156 WLTO
 EXC ALL MINES AND MINERALS AS RESERVED IN THE GRANT FROM THE CROWN IN R.L. 35 PARISH OF ST. JOHN
ENCUMBRANCES: INSTRUMENT NO. 219389/1, 2639440/1, 4664298/1, 4830889/1 AND 5512151/1 ARE REGISTERED AGAINST THE TITLE.
 ENCUMBRANCES NOTED HEREIN ARE FOR INFORMATION PURPOSES ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

GENERAL NOTES AND SYMBOLS

THIS SURVEY WAS CONDUCTED UNDER WINTER CONDITIONS. SOME DETAILS OF THE SITE MAY HAVE BEEN OBTAINED BY SNOW COVER AND NOT READILY VISIBLE OR IDENTIFIABLE, AND THUS COULD NOT BE OBSERVED DURING THE SURVEY. NO GUARANTEE IS MADE THAT ALL DETAILS AND FEATURES OF THE SITE WERE CAPTURED DURING THE SURVEY.
 ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084
 ELEVATIONS ARE RELATIVE TO CITY OF WINNIPEG BENCHMARK 25-007 AND CAN BE MADE GEODETIC BY ADDING 200.00m.
 SPOT ELEVATIONS ARE SHOWN THUS 32.04
 CATCH BASINS WITH RIM ELEVATION ARE SHOWN THUS 31.00
 MANHOLES WITH RIM ELEVATION ARE SHOWN THUS 31.00
 WATER VALVES ARE SHOWN THUS
 FIRE HYDRANTS ARE SHOWN THUS
 LAMPS POSTS ARE SHOWN THUS
 LIGHT STANDARDS ARE SHOWN THUS
 HYDRO POLES WITH LIGHTS ARE SHOWN THUS
 MTS MANHOLES ARE SHOWN THUS
 BOLLARDS ARE SHOWN THUS
 SIGNS ARE SHOWN THUS
 POWERED PARKING POSTS ARE SHOWN THUS
 WOOD BOLLARDS ARE SHOWN THUS
 DECIDUOUS TREES WITH CALIPER ARE SHOWN THUS
 CONIFEROUS TREES ARE SHOWN THUS
 BUSH LINES/SHRUBS ARE SHOWN THUS
 CONCRETE SURFACES ARE SHOWN THUS
 BUILDINGS ARE SHOWN THUS
 EXTENTS OF BUILDINGS AS SHOWN REPRESENT THE MAIN WALL EXTENT NEAR FOUNDATION FOOTPRINT.

LINETYPE LEGEND

EXTENTS OF SUBJECT PROPERTY IS BOUNDED THUS 30.97
 CURB AND GUTTER ARE SHOWN THUS 30.97 BACK OF CURBS 31.03
 GUTTER LINE 30.95
 EAVE LINES ARE SHOWN THUS
 EDGE OF ASPHALT ARE SHOWN THUS
 EDGE OF GRAVEL ARE SHOWN THUS
 BOTTOM OF SWALES ARE SHOWN THUS
 FENCES ARE SHOWN THUS
 OVERHEAD HYDRO LINES ARE SHOWN THUS
 UNDERGROUND HYDRO LINES ARE SHOWN THUS
 UNDERGROUND GAS LINES ARE SHOWN THUS
 UNDERGROUND TELE-COM LINES ARE SHOWN THUS
 COMBINED SEWER ARE SHOWN THUS
 LAND DRAINAGE SYSTEM ARE SHOWN THUS
 WATER LINES ARE SHOWN THUS

UTILITIES AND UNDERGROUND STRUCTURES

DISCLAIMER:
 CONTOURS SHOWN ARE DERIVED FROM MODELING SOFTWARE AND ARE BASED ON THE POINT ELEVATION INFORMATION OBTAINED. MORE OR DIFFERENT POINT ELEVATION INFORMATION WILL RESULT IN CHANGES TO THE CONTOUR MODEL. THE CONTOURS SHOWN SHALL NOT BE CONSIDERED PERFECT.
 ALL UTILITY INFORMATION IS TRANSCRIBED FROM RECORDS PROVIDED BY THE CITY OF WINNIPEG PUBLIC WORKS - UNDERGROUND STRUCTURES DIVISION. NO GUARANTEE IS GIVEN THAT ALL UNDERGROUND OBJECTS ARE SHOWN OR THAT THEIR LOCATIONS AS SHOWN ARE EXACT. THIS DRAWING IS FOR REFERENCE PURPOSES ONLY, AND THIS DRAWING ALONE SHALL NOT BE USED TO CONFIRM THE LOCATION OR DEPTH OF ANY BURIED OBJECT. ALL UTILITY COMPANIES MUST BE CONTACTED FOR UP-TO-DATE AND CERTIFIED CLEARANCES BEFORE ANY EXCAVATION OR CONSTRUCTION ACTIVITY IS CARRIED OUT.

4	DECEMBER 10, 2024	ADDED ADDITIONAL MANHOLE
3	OCTOBER 1, 2024	A1 SIZE DRAWING CREATED
2	JANUARY 16, 2024	CONTOURS AND SWALE BOTTOM ADDED
1	DECEMBER 27, 2023	ORIGINAL RELEASE
REVISION:	DATE:	COMMENTS:

THIS SURVEY WAS MADE BETWEEN THE 10th DAY OF NOVEMBER, 2023 AND THE 6th DAY OF DECEMBER, 2023. I CERTIFY THAT THIS PLAN REFLECTS THE LOCATIONS OF ABOVE GROUND OBJECTS RELATIVE TO THE BOUNDARIES OF THE LAND DESCRIBED ABOVE.

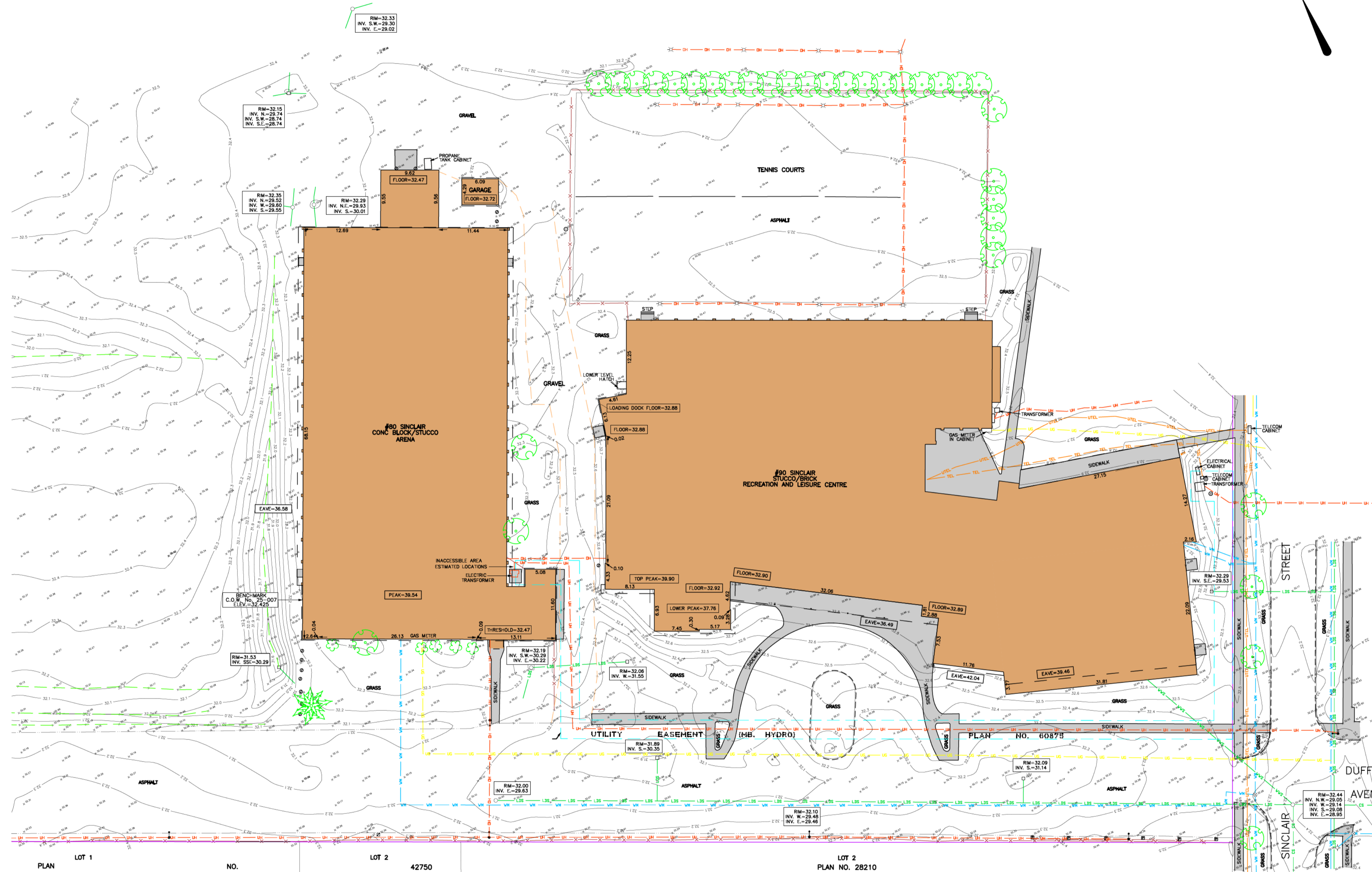
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A.W. PHILLIPS, P. SURV, MLS

DECEMBER 10, 2024

202310269
 File No: 202405138 R4



PLAN LOT 1 NO. LOT 2 42750 LOT 2 PLAN NO. 28210