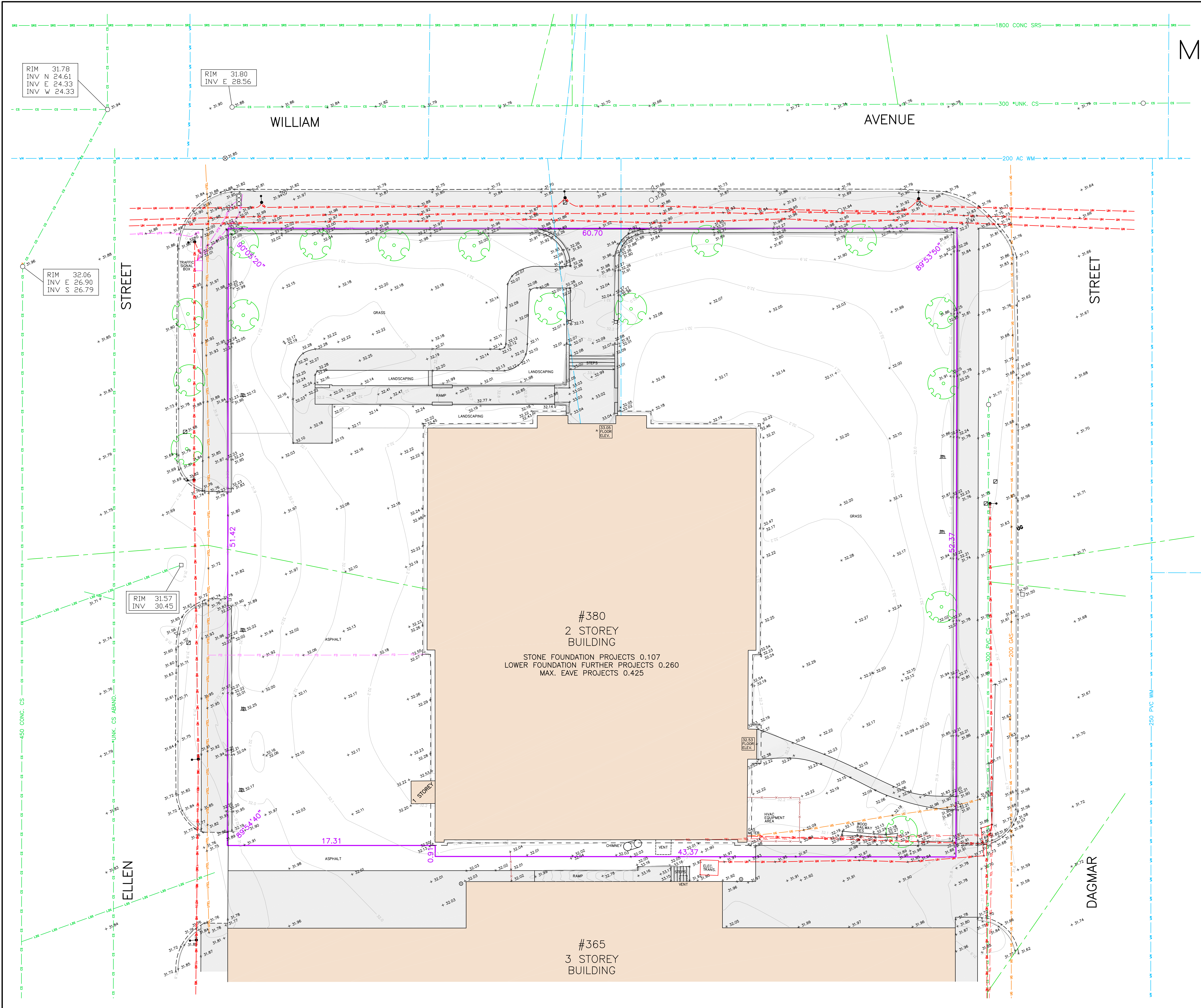


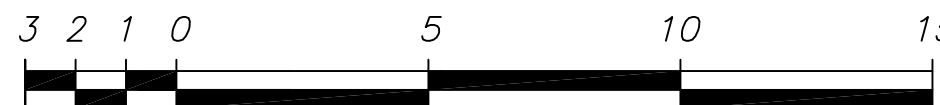


METRIC

TOPOGRAPHIC SURVEY

380 WILLIAM AVENUE
WINNIPEG, MANITOBA
BEING PARCELS A THRU E (BOTH INCLUSIVE), PLAN NO. 33900

SCALE 1 : 150



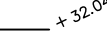
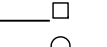
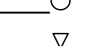
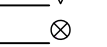
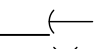
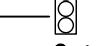
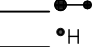
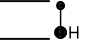
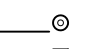
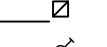
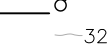
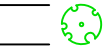
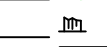
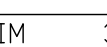
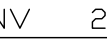
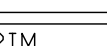
TITLE INFORMATION

CERTIFICATE OF TITLE: 1463903/1
REGISTERED OWNER: THE CITY OF WINNIPEG
LEGAL DESCRIPTION: PARCELS A, B, C, D AND E PLAN 33900 WLTO
IN RL 7 PARISH OF ST JOHN
ENCUMBRANCES: THERE ARE NO ACTIVE INSTRUMENTS AGAINST THE PROPERTY.
ENCUMBRANCES NOTED HEREIN ARE FOR INFORMATION PURPOSES ONLY
AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

GENERAL NOTES AND SYMBOLS

NOTES :

ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084
ELEVATIONS ARE RELATIVE TO CITY OF WINNIPEG BENCHMARK 35-44 ON THE WEST SIDE OF ELLEN STREET AND CAN BE MADE
GEODETIC BY ADDING 200.00m.
CONFIRMATION OF THE EXISTENCE AND LOCATION OF ALL UNDERGROUND STRUCTURES MUST BE OBTAINED FROM
ALL UTILITY PROVIDERS PRIOR TO COMMENCING ANY CONSTRUCTION.

SPOT ELEVATIONS ARE SHOWN THUS 
CATCH BASINS WITH RIM ELEVATION ARE SHOWN THUS 
MANHOLES ARE SHOWN THUS 
CURB OR GUTTER INLETS ARE SHOWN THUS 
WATER VALVES ARE SHOWN THUS 
GUYWIRES ARE SHOWN THUS 
LAMPS STANDARD ARE SHOWN THUS 
TRAFFIC LIGHT ARE SHOWN THUS 
LIGHTS STANDARD ARE SHOWN THUS 
HYDRO POLES ARE SHOWN THUS 
HYDRO POLES WITH LIGHTS ARE SHOWN THUS 
BOLLARDS ARE SHOWN THUS 
SIGNS ARE SHOWN THUS 
CURB STOPS ARE SHOWN THUS 
GROUND CONTOUR ARE SHOWN THUS 
DECIDUOUS TREES ARE SHOWN THUS 
TREE STUMPS ARE SHOWN THUS 
BUILDINGS ARE SHOWN THUS 
CONCRETE SURFACES ARE SHOWN THUS 

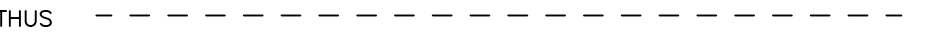
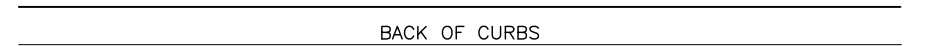
CITY OF WINNIPEG UNDERGROUND MEASUREMENTS ARE SHOWN THUS

RIM 30.81
INV 28.97

DIRECT MEASUREMENTS ARE SHOWN THUS

RIM 30.45
INV 29.91

LINETYPE LEGEND

EXISTING BOUNDARIES ARE SHOWN THUS 
MAX. FOUNDATION PROJECTIONS ARE SHOWN THUS 
EDGE OF SIDEWALKS ARE SHOWN THUS 
GUTTERS ARE SHOWN THUS 
EDGE OF ASPHALT ARE SHOWN THUS 
FENCES ARE SHOWN THUS 
WATERMAIN LINES ARE SHOWN THUS 
WATER SERVICE LINES ARE SHOWN THUS 
WASTE WATER SEWER ARE SHOWN THUS 
LAND DRAINAGE SYSTEM ARE SHOWN THUS 
STORM RELIEF SEWER ARE SHOWN THUS 
SEWER SERVICE LINES ARE SHOWN THUS 
OVERHEAD TELE-COM ARE SHOWN THUS 
UNDERGROUND HYDRO ARE SHOWN THUS 
UNDERGROUND GAS LINES ARE SHOWN THUS 
UNDERGROUND TELECOM ARE SHOWN THUS 
UNDERGROUND TRAFFIC SIGNAL LINE ARE SHOWN THUS 
FIBRE OPTIC 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.

THIS SURVEY WAS CONDUCTED UNDER WINTER CONDITIONS. SOME AREAS WERE COVERED WITH SNOW PILES WHICH PROHIBITED
SURVEYING. NO GUARANTEE IS MADE THAT ALL GROUND FEATURES ARE SHOWN.

BURIED UTILITY OBJECTS ARE SHOWN BASED ON LOCATES PROVIDED BY THE INDIVIDUAL UTILITY COMPANIES, AND RECORDS
OBTAINED FROM THE CITY OF WINNIPEG, AND HAVE BEEN OVERLAYED ON THE DRAWING WITH REFERENCE TO POSITIONS OF
SURFACE VISIBLE FEATURES OBSERVED DURING THE SURVEY.

BURIED OBJECTS ARE SHOWN ON THIS PLAN FOR GENERAL AWARENESS PURPOSES ONLY. PHILLIPS & STEVENS OFFERS NO
GUARANTEE THAT ALL UNDERGROUND OBJECTS ARE SHOWN OR THAT THEIR LOCATIONS AS SHOWN ARE EXACT. THIS DRAWING
IS NOT A CLEARANCE TO DIG AND SHALL NOT BE RELIED UPON FOR SUCH PURPOSE. ALL UTILITY COMPANIES MUST BE
CONTACTED FOR UP-TO-DATE AND CERTIFIED CLEARANCES BEFORE ANY EXCAVATION OR CONSTRUCTION ACTIVITY IS CARRIED
OUT.

1 FEBRUARY 7, 2024 ORIGINAL RELEASE

REVISION: DATE: COMMENTS:

THIS SURVEY WAS MADE BETWEEN TH 26th DAY
OF JANUARY & THE 31st DAY OF JANUARY,
2024. I CERTIFY THAT THIS PLAN REFLECTS THE
LOCATIONS OF ABOVE GROUND OBJECTS RELATIVE
TO THE BOUNDARIES OF THE LAND DESCRIBED
ABOVE.

**Phillips
& Stevens**

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Web www.phillipsstevens.com
Tel. 204-663-2089

A.W. PHILLIPS, P. SURV, MLS

FEBRUARY 7, 2024

File No: 202401002_R1