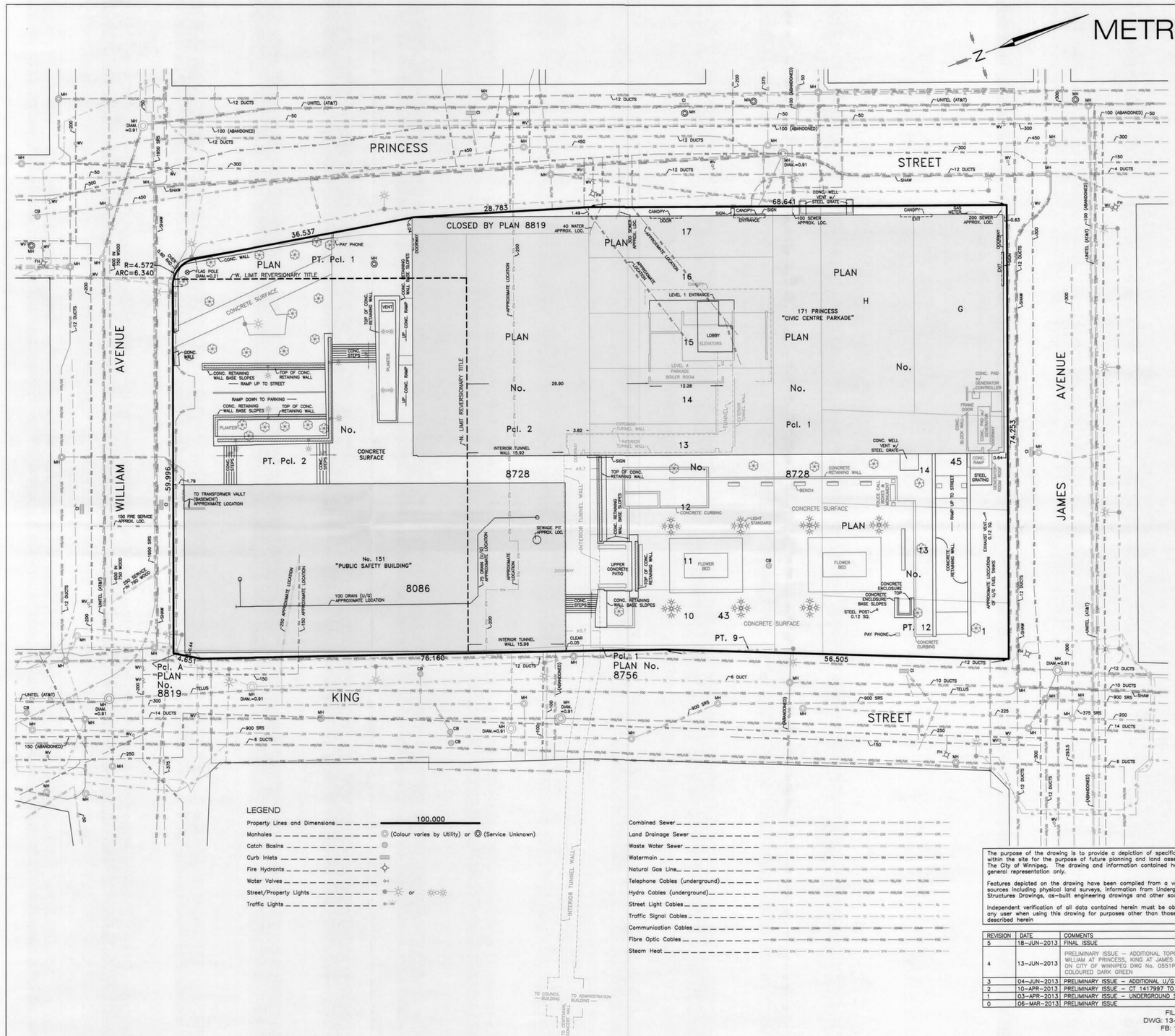
DATE: 2019.04.29 FILE NAME: 230-2019B_Drawing A1-R0

PROJECT No: 2016-117 (TENDER NO. 230-2019B) SHEET TITLE: SITE SURVEY

ADDRESS: 151-171 Princess Street, Winnipeg, Manitoba

NOTES

METRIC



LEGEND

Property Lines and Dimensions ——— 100.000

Manholes ——— (Colour varies by Utility) or (Service Unknown)

Catch Basins ———

Curb Inlets ———

Fire Hydrants ———

Water Valves ———

Street/Property Lights ——— or

Traffic Lights ———

Combined Sewer ———

Land Drainage Sewer ———

Waste Water Sewer ———

Watermain ———

Natural Gas Line ———

Telephone Cables (underground) ———

Hydro Cables (underground) ———

Street Light Cables ———

Traffic Signal Cables ———

Communication Cables ———

Fibre Optic Cables ———

Steam Heat ———

The purpose of the drawing is to provide a depiction of specific features within the site for the purpose of future planning and land assembly by The City of Winnipeg. The drawing and information contained herein is a general representation only.

Features depicted on the drawing have been compiled from a variety of sources including physical land surveys, information from Underground Structures Drawings, as-built engineering drawings and other sources.

Independent verification of all data contained herein must be obtained by any user when using this drawing for purposes other than those described herein

REVISION	DATE	COMMENTS
5	18-JUN-2013	FINAL ISSUE
4	13-JUN-2013	PRELIMINARY ISSUE – ADDITIONAL TOPO INFO WILLIAM AT PRINCESS, KING AT JAMES AS SHOWN ON CITY OF WINNIPEG DWG No. 0SS1PRSP – COLOURED DARK GREEN
3	04-JUN-2013	PRELIMINARY ISSUE – ADDITIONAL U/G
2	10-APR-2013	PRELIMINARY ISSUE – CT 1417997 TO CT A36081
1	03-APR-2013	PRELIMINARY ISSUE – UNDERGROUND SERVICES
0	06-MAR-2013	PRELIMINARY ISSUE

FILE: 13-0100
DWG: 13-0100 Topo
FB: 1102-46/65

SMC

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www.barnesduncan.com
298 FORT STREET
WINNIPEG, MANITOBA
R3C 1E5

CLIENT:
THE CITY OF WINNIPEG

151 & 171 PRINCESS STREET
WINNIPEG, MANITOBA

PLAN OF TOPOGRAPHIC SURVEY
OF PART OF
RIVER LOTS 8 AND 9
PARISH OF ST. JOHN
BEING
PART LOT 9, LOTS 10 TO 17, BOTH INCLUSIVE, PLAN No. 43; PART LOT 12, LOTS 13 AND 14, LOTS G AND H, PLAN No. 45; PART PARCELS 1 AND 2, PLAN No. 8086; PARCELS 1 AND 2, PLAN No. 8728; PARCEL 1, PLAN No. 8756 AND PARCEL A AND PRINCESS STREET CLOSED, PLAN No. 8819
CITY OF WINNIPEG
MANITOBA
SCALE - 1 : 300

3 1.5 0 3 6 9 12 15 18 21 24 27 30

TITLE INFORMATION:

CERTIFICATE OF TITLE: 474129 W.L.T.O. (SEARCH DATE: MARCH 5, 2013)
REGISTERED OWNER: THE CITY OF WINNIPEG
LEGAL DESCRIPTION: IN THE CITY OF WINNIPEG IN THE PROVINCE OF MANITOBA, BEING IN ACCORDANCE WITH THE SPECIAL SURVEY OF SAID CITY, AND BEING LOT FOURTEEN AND LOTS LETTERED "G" AND "H" WEST OF MAIN STREET WHICH LOTS ARE SHEWN ON A PLAN OF SURVEY OF PART OF LOT NINE OF THE PARISH OF SAINT JOHN, REGISTERED IN THE WINNIPEG LAND TITLES OFFICE, WINNIPEG DIVISION AS No. 45
ENCUMBRANCES: INSTRUMENT G19003 IS REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE. ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

CERTIFICATE OF TITLE: 995688 W.L.T.O. (SEARCH DATE: FEBRUARY 25, 2013)
REGISTERED OWNER: THE CITY OF WINNIPEG
LEGAL DESCRIPTION: ALL THAT PORTION OF LOT EIGHT OF THE PARISH OF SAINT JOHN SHEWN AS PARCELS ONE TO FIVE BOTH INCLUSIVE AND OUTLINED IN PINK ON A PLAN FILED IN THE WINNIPEG LAND TITLES OFFICE AS No. 8086. SUBJECT TO A COVENANT RESPECTING A REVERSIONARY INTEREST IN SAID LANDS SET FORTH IN A DEED REGISTERED IN THE SAID OFFICE UNDER THE OLD SYSTEM AS No. 43363.
ENCUMBRANCES: INSTRUMENTS F70631, G11551 1/2, G19003, G24230, G32434 AND H1750 ARE REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE. ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

CERTIFICATE OF TITLE: A36081 W.L.T.O. (SEARCH DATE: NOVEMBER 12, 2009) (PROVIDED BY CITY OF WINNIPEG – GEOMATICS BRANCH)
REGISTERED OWNER: THE CITY OF WINNIPEG
LEGAL DESCRIPTION: IN THE CITY OF WINNIPEG, IN THE PROVINCE OF MANITOBA, BEING IN ACCORDANCE WITH THE SPECIAL SURVEY OF SAID CITY, AND BEING LOTS TWELVE AND THIRTEEN, WEST OF MAIN STREET, WHICH LOTS ARE SHEWN ON A PLAN OF SURVEY OF PART OF LOT NINE OF THE PARISH OF SAINT JOHN, REGISTERED IN THE WINNIPEG LAND TITLES OFFICE, WINNIPEG DIVISION, AS No. 1.
EXCEPTING THEREOUT THAT PORTION OF SAID LOT TWELVE EXPROPRIATED BY THE CITY OF WINNIPEG FOR THE PURPOSE OF OPENING KING STREET ACROSS SAID LOT NINE.
ENCUMBRANCES: INSTRUMENTS E67338 AND G19003 ARE REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE. ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

CERTIFICATE OF TITLE: 2418321/1 W.L.T.O. (SEARCH DATE: FEBRUARY 15, 2013)
REGISTERED OWNER: THE CITY OF WINNIPEG
LEGAL DESCRIPTION: LOTS 15, 16 AND 17, WEST OF MAIN STREET PLAN 43 WLTO (W DIV) IN RL 8 PARISH OF ST JOHN
ENCUMBRANCES: INSTRUMENTS E67338/1 AND G19003/1 ARE REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE. ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

CERTIFICATE OF TITLE: 2422518/1 W.L.T.O. (SEARCH DATE: FEBRUARY 15, 2013)
REGISTERED OWNER: THE CITY OF WINNIPEG
LEGAL DESCRIPTION: LOT 13, WEST OF MAIN STREET PLAN 43 WLTO (W DIV) IN RL 8 PARISH OF ST JOHN
ENCUMBRANCES: INSTRUMENTS E67338/1 AND G19003/1 ARE REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE. ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

CERTIFICATE OF TITLE: 2425816/1 W.L.T.O. (SEARCH DATE: FEBRUARY 15, 2013)
REGISTERED OWNER: CITY OF WINNIPEG
LEGAL DESCRIPTION: PARCEL 1: LOTS 10, 11 AND 12 WEST OF MAIN STREET PLAN 43 WLTO (W DIV) IN RL 8 PARISH OF ST JOHN
PARCEL 2: ALL THAT PORTION OF LOT 9 PLAN 43 WLTO (W DIV) WHICH LIES BETWEEN THE WESTERN LIMIT OF KING STREET AND THE EASTERN LIMIT OF LOT 10 PLAN 43 WLTO (W DIV)
ENCUMBRANCES: NONE.

CERTIFICATE OF TITLE: 2431386/1 W.L.T.O. (SEARCH DATE: MARCH 6, 2013)
REGISTERED OWNER: THE CITY OF WINNIPEG
LEGAL DESCRIPTION: ALL THAT PORTION OF LOT 8 PARISH OF ST. JOHN, WEST OF MAIN STREET CONTAINED WITHIN THE FOLLOWING LIMITS: COMMENCING AT A POINT IN THE NORTHERN LIMIT OF MARKET STREET DISTANT ELY THEREON 86.2 FEET FROM THE EASTERN LIMIT OF PRINCESS STREET
THENCE ELY ALONG SAID NORTHERN LIMIT OF MARKET STREET 29.9 FEET
THENCE NLY IN A STRAIGHT LINE 99.2 FEET MORE OR LESS TO A POINT IN THE SOUTHERN LIMIT OF A LANE NOW KNOWN AS ELGIN AVENUE DISTANT ELY ALONG THE SOUTHERN LIMIT OF SAID LANE 116.44 FEET FROM THE SAID EASTERN LIMIT OF PRINCESS STREET
THENCE WLY ALONG THE SOUTHERN LIMIT OF SAID LANE 30.04 FEET
THENCE SLY IN A STRAIGHT LINE 99.2 FEET TO THE POINT OF COMMENCEMENT
ENCUMBRANCES: INSTRUMENTS E67338/1, G19003/1 AND 7706/1 ARE REGISTERED AGAINST THE ABOVE CERTIFICATE OF TITLE. ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

NOTES

All dimensions are in metres and may be converted to feet by multiplying by 3.28084 .

Locations of underground structures as shown are based on the best information available, as provided by the City of Winnipeg's Underground Structures Department, but no guarantee is given that all existing utilities are shown or that the given locations are exact. Confirmation of existence and exact location of all services must be obtained from the individual utilities before proceeding with construction.

This survey was made between the 20th day of February and the 5th day of March, 2013.

SHOULD INFORMATION ON THE DIGITAL FILE DIFFER FROM THE INFORMATION SHOWN ON THE ORIGINAL HARD COPY, AS PROVIDED BY OUR FIRM, THE LATTER WILL GOVERN.

Kelly W. Mantik
KELLY W. MANTIK, M.L.S.
DATED THIS 18TH DAY OF JUNE, 2013

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ORIGINAL STAMPED BY: FIRST, LAST, XXXX
DATE: YEAR.MM.DD

No.	REVISION/DESCRIPTION	BY	DATE

SEAL

DRAWN MT | CHECKED MV | DESIGNED Designer | APPROVED JC
DATE 2019.04.29 USER APPROVAL

Winnipeg
THE CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
MUNICIPAL ACCOMMODATIONS DIVISION
3-65 GARRY STREET, R3C 4K4

PROJECT
Readying the Lands at 151 & 171 Princess Street for Redevelopment Opportunity

TENDER NO. 230-2019B
151 - 171 Princess Street, Winnipeg, Manitoba

SHEET TITLE
SITE SURVEY

SCALE AS SHOWN | PROJECT No: 2016-117 | SHEET No. A1

DRAWING SHEET SIZE: A0 (1189mm x 841mm) PLOT 1:1

NORTH 1 A1 **SITE SURVEY** NOT TO SCALE