

LOT 15
REGISTERED PLAN 431

→ SITE TRIANGLE AS PER CITY OF GUELPH BY LAW
5 M x 4 M
PLEASE SEE ATTACHED PICTURES

SUMMARY REPORT: PART 2

CLIENT:
THIS PLAN WAS PREPARED FOR GEOFF NEWTON
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

NOTE:
THIS SURVEY PLAN IS TO BE READ IN CONJUNCTION WITH
A WRITTEN SURVEY REPORT DATED: MARCH 12, 2020

DESCRIPTION OF PROPERTY:
PIN 71239-0033(LT)
PART OF PARK LOT 11, REGISTERED PLAN 37
61 MARY STREET
CITY OF GUELPH

EASEMENTS:
NONE FOUND IN REGISTRY OFFICE

PART 1: SURVEYOR'S REAL PROPERTY REPORT PLAN OF PART OF PARK LOT 11 REGISTERED PLAN 37 CITY OF GUELPH COUNTY OF WELLINGTON

SCALE 1 : 250
0 25 50 100 150 metres
VAN HARTEN SURVEYING INC.

LEGEND:

- DENOTES SURVEY MONUMENT SET
- SB DENOTES SURVEY MONUMENT FOUND
- IB DENOTES 0.25 x 0.15 x 1.20 STANDARD IRON BAR
- SSB DENOTES 0.15 x 0.15 x 0.60 SHORT STANDARD IRON BAR
- RP DENOTES ROCK POST
- WIT DENOTES WITNESS
- CC DENOTES CUT CROSS
- WN DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- JPS DENOTES BLACK, SHIRDLANDER ET AL, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- P1 DENOTES REGISTERED PLAN 37
- P2 DENOTES PLAN OF SURVEY BY (VH) PROJECT No. 18328-08, DATED JANUARY 27, 2020
- P3 DENOTES DEPOSITED PLAN 51R-21672 BY (VH)
- P4 DENOTES PLAN OF SURVEY BY (JPS) PROJECT No. 91-7712, DATED APRIL 4, 1991
- P5 DENOTES SURVEY PLAN BY (JPS) PROJECT No. AS-2132, DATED APRIL 4, 1991
- O1 DENOTES INSTRUMENT No. R0683526
- HYDROMETER OVERHEAD HYDRO FENCELINE

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN
ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW:

PLAN	ROTATION FOR NORTHEAST BEARINGS
P2, P4	-1.5030°

NOTES:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSRS (2010) ADJUSTMENT.
- DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99960202

BENCHMARK:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT
REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE
SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS
ON THE CYGNET DATUM (1978 ADJUSTMENT) WITH GEOID MODEL
HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

NOTES:

- DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DISTANCES RELATIVE TO FENCES ARE TO THE CENTRELINE OF FENCE.
- FENCES WITHIN 0.1 METRE OF THE BOUNDARY ARE INDICATED AS BEING ON LINE.

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 6th DAY OF MARCH, 2020

Geoff Newton, O.L.S.
DATE: MARCH 12, 2020

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2117605

THIS PLAN IS NOT VALID
UNLESS IT IS APPROVED
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1078, SECTION 29(1)

Van Harten
SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2765 Orangeville Ph: 519-540-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.L. CHECKED BY: J.S.S. PROJECT No.: 20003-20
DATE: 2020-12-16

NO PERSON SHALL COPY, REPRODUCE, DISTRIBUTE OR TEST THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.

JAMES STREET
(GUELPH CITY PLAN 151)
PIN 71239-0012 (LT)

PARK LOT 12

REGISTERED

PARK LOT 11

PLAN

37

PARK LOT 10

PARK LOT 9

PARK LOT 8

PART 1, 51R-21672

LOT 17

LOT 14
PIN 71239-0022 (LT)

PIN 71239-0030 (LT)

PIN 71239-0031 (LT)

PIN 71239-0033 (LT)

PIN 71239-0034 (LT)

MARY STREET
(ESTABLISHED BY REGISTERED PLAN 37) (16.09 METRES WIDE)
PIN 71239-0045 (LT)

Requested variance

→ EXISTING FENCE ENDS 3 M 15 CM FROM
THE SIDE WALK

NOTE: THE FENCE HEIGHT WITH IN THE SITE TRIANGLE IS 0.8 M