

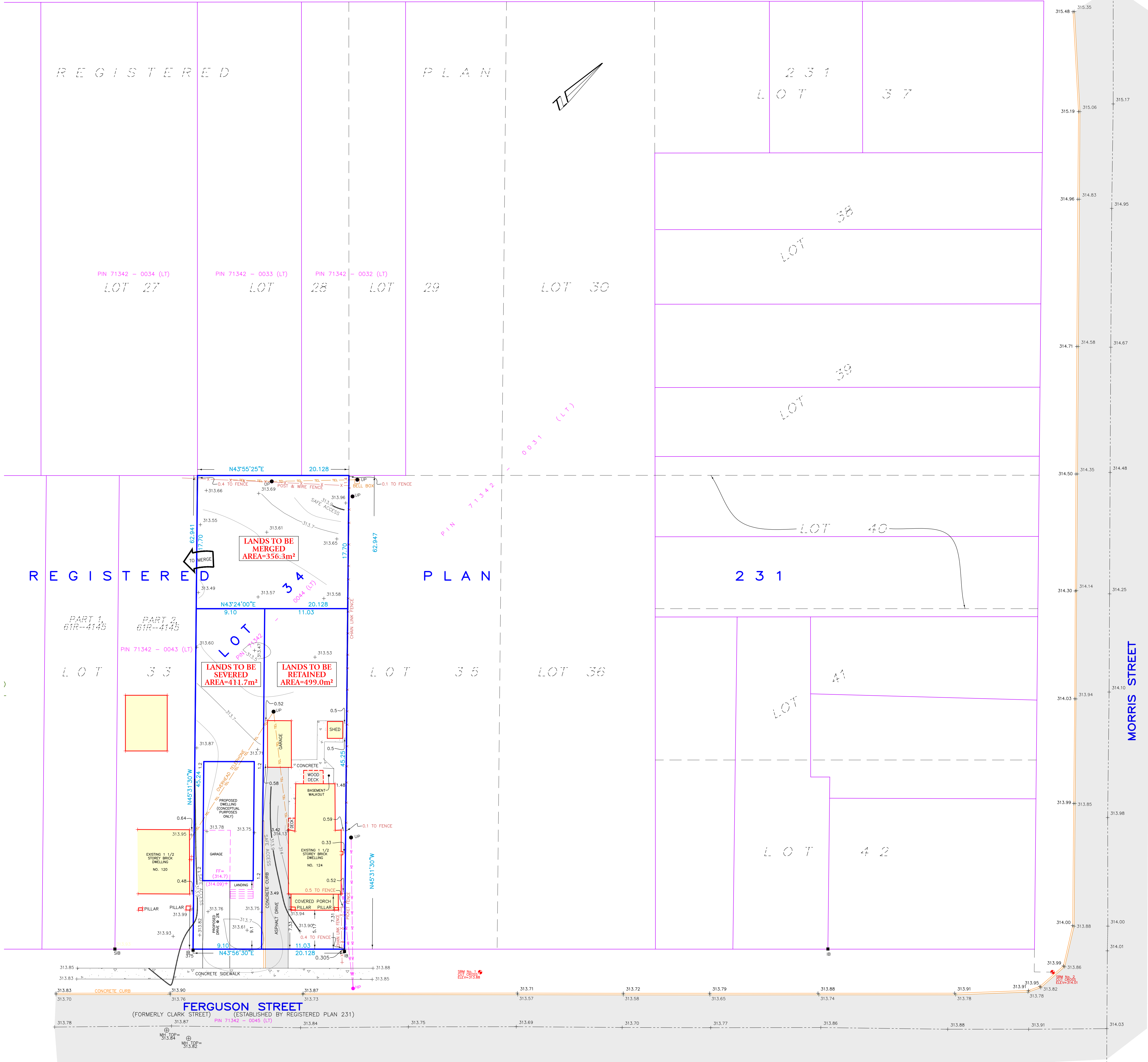
- LEGEND:**
- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
 - IB DENOTES .015 x .015 x 0.60 IRON BAR
 - 375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
 - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s

- EXISTING ELEVATION x 206.55
- GUY WIRE GUY
- HYDRO POLE HP
- UTILITY POLE UP
- MANHOLE MH
- BELL PEDESTAL BELL
- TV PEDESTAL CATV
- OVERHEAD TEL TEL
- OVERHEAD HYDRO OH
- UNDERGROUND HYDRO UH
- FENCELINE X
- CENTRELINE OF ROAD
- RAILROAD TRACKS
- ASPHALT
- BUILDING
- CONCRETE
- DECK

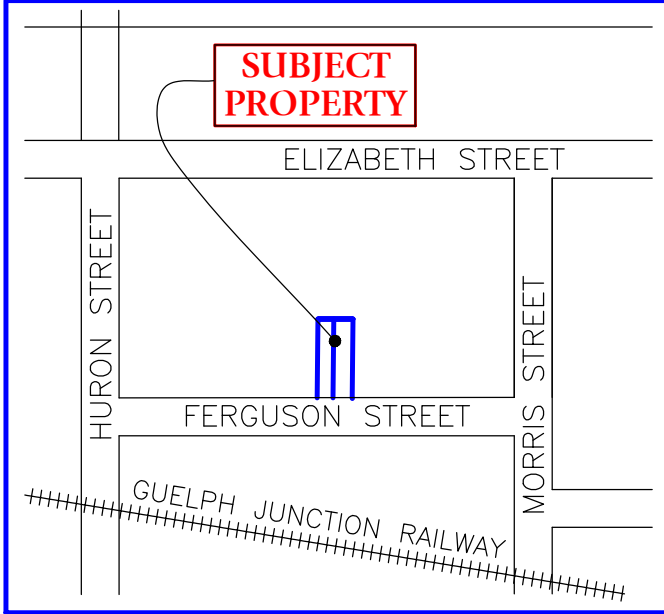
BEARING AND COORDINATE NOTE:

- 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 THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999-----
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

ELIZABETH STREET



KEYMAP:



PROPERTY DESCRIPTION:

- PIN 71342-0044 (LT)
- ADDRESS: 120 FERGUSON STREET
- ALL OF LOT 34, REGISTERED PLAN 231
- CITY OF GUELPH

GRCA FLOODLINE

314.7m GVD28 (1978)

SURVEY INFORMATION:

BENCHMARK REFERENCE:
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 CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOD MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

- CUT CROSS EAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 313.88 METRES.
- CUT CROSS NEAR SOUTHEAST CORNER OF LOT 42 HAVING AN ELEVATION OF 314.01 METRES.

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 14th DAY OF JANUARY, 2021.

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

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

CONCEPT PLAN
ALL OF LOT 34, REGISTERED PLAN 231
CITY OF GUELPH
COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
1	SUBMISSION WITH SEVERANCE APPLICATION	APRIL 20, 2021

PREPARED FOR: DAVID LEO AND MARY GALLEY

PROJECT No. 28766-20

DRAWING SCALE 1 : 250

0 2.5 5 10 15 meters

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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www.vanharten.com info@vanharten.com

DRAWN BY: G:\GUELPH\231\ACAD\TOPOLOT 34 (LEO GALLEY).dwg

Apr 20, 2021-10:38am

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CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.