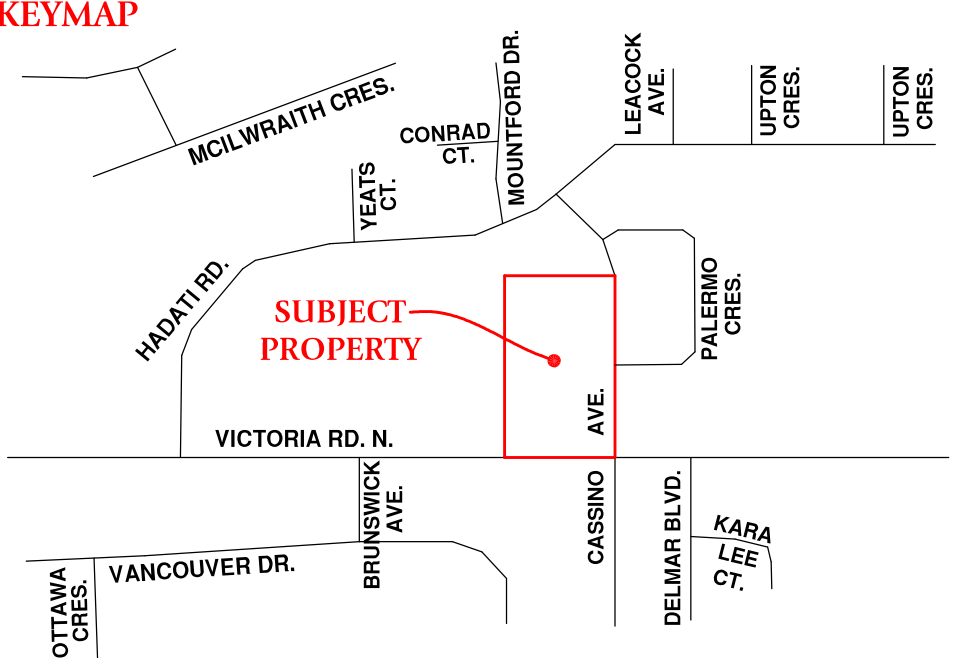
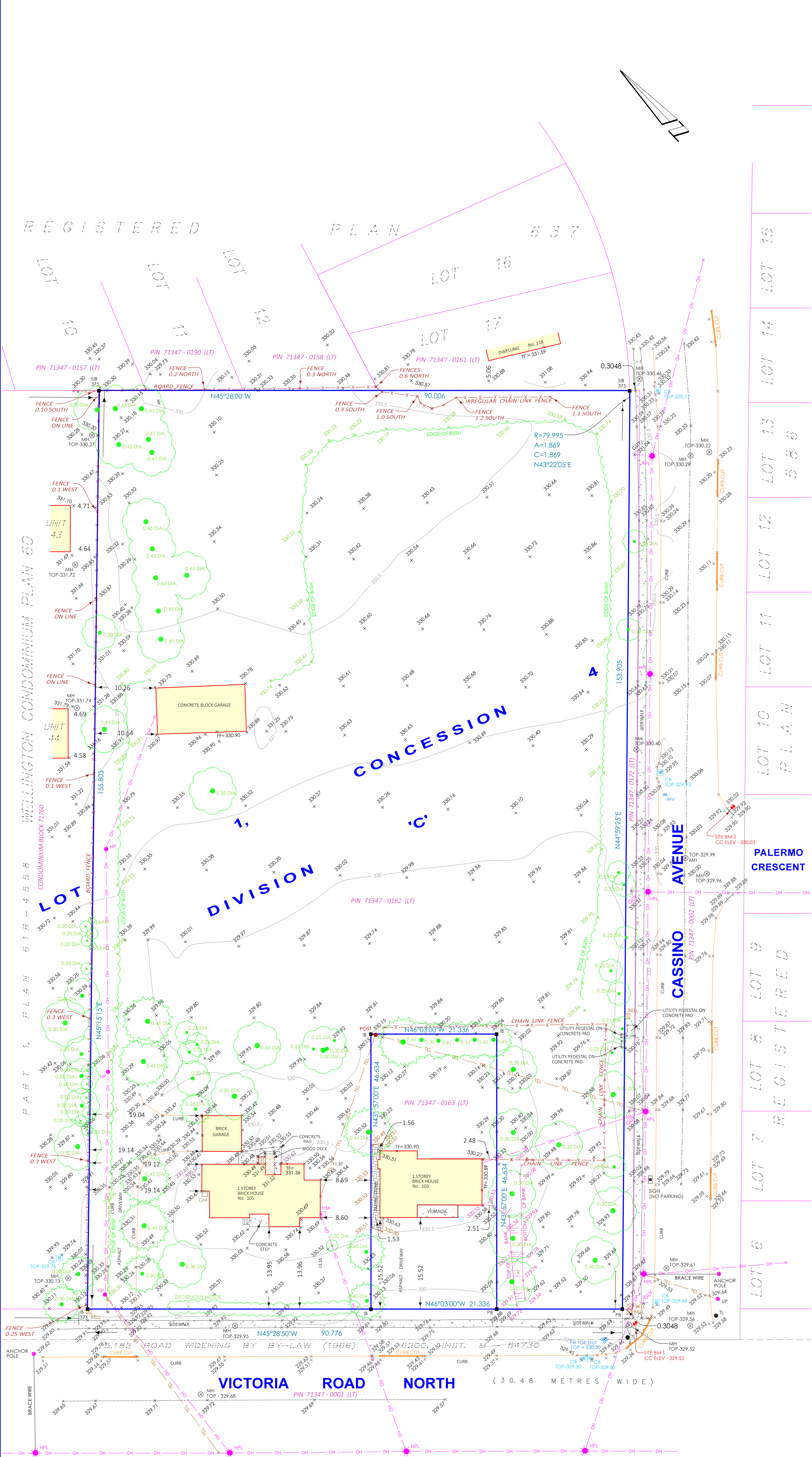




PROPERTY DESCRIPTION:

- PINS 71347-0162 (LT) AND 71347-0163 (LT)
- ADDRESS: 103/105 VICTORIA ROAD NORTH
- PART OF LOT 1, CONCESSION 4, DIVISION C
- CITY OF GUELPH

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
- CC DENOTES CUT CROSS
- PB DENOTES PLASTIC 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
FINISHED FLOOR ELEVATION x FF=206.55
TOP OF FOUNDATION ELEVATION x TF=206.55
HYDRO POLE HP
HYDRO POLE WITH LIGHT HPL
LIGHT STANDARD
FIRE HYDRANT FH
WATER VALVE WV
CATCHBASIN CB
MANHOLE MH
BELL PEDESTAL BELL
HYDRO GUY WIRE GUY
OVERHEAD HYDRO
FENCELINE
CENTRELINE OF ROAD
BUILDING
CONCRETE
ASPHALT
PAVING STONE
DECIDUOUS SAPLING
DECIDUOUS TREE
CONIFEROUS TREE

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT
2. 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 0.99960089.
3. 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.

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 CVG028 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARKS:
1. CUT CROSS IN SIDEWALK NEAR SOUTHEAST CORNER OF SUBJECT LANDS HAVING AN ELEVATION OF 329.52m.
2. CUT CROSS IN SIDEWALK AT NORTHEAST CORNER OF CASSINO AVE. AND PALERMO CRES. HAVING AN ELEVATION OF 330.03m.

TOPOGRAPHIC SURVEY DATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 18th DAY OF FEBRUARY, 2020.

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.

TOPOGRAPHIC SURVEY
PART OF LOT 1
CONCESSION 4, DIVISION 'C'
GEOGRAPHIC TOWNSHIP OF GUELPH
CITY OF GUELPH
COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE		
NO.	REVISION	DATE
0	INITIAL SUBMISSION	03/04/20

PREPARED FOR: REID'S HERITAGE HOMES LTD.

PROJECT No. 27336-19

DRAWING SCALE 1 : 300



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com

DRAWN BY: DRD CHECKED BY: JML
Mar 04, 2020 10:20am
G:\GUELPH\DWG\Con4\acac\TOPO 103-105 VICTORIA ROAD (UTM 2010 NR) dwg