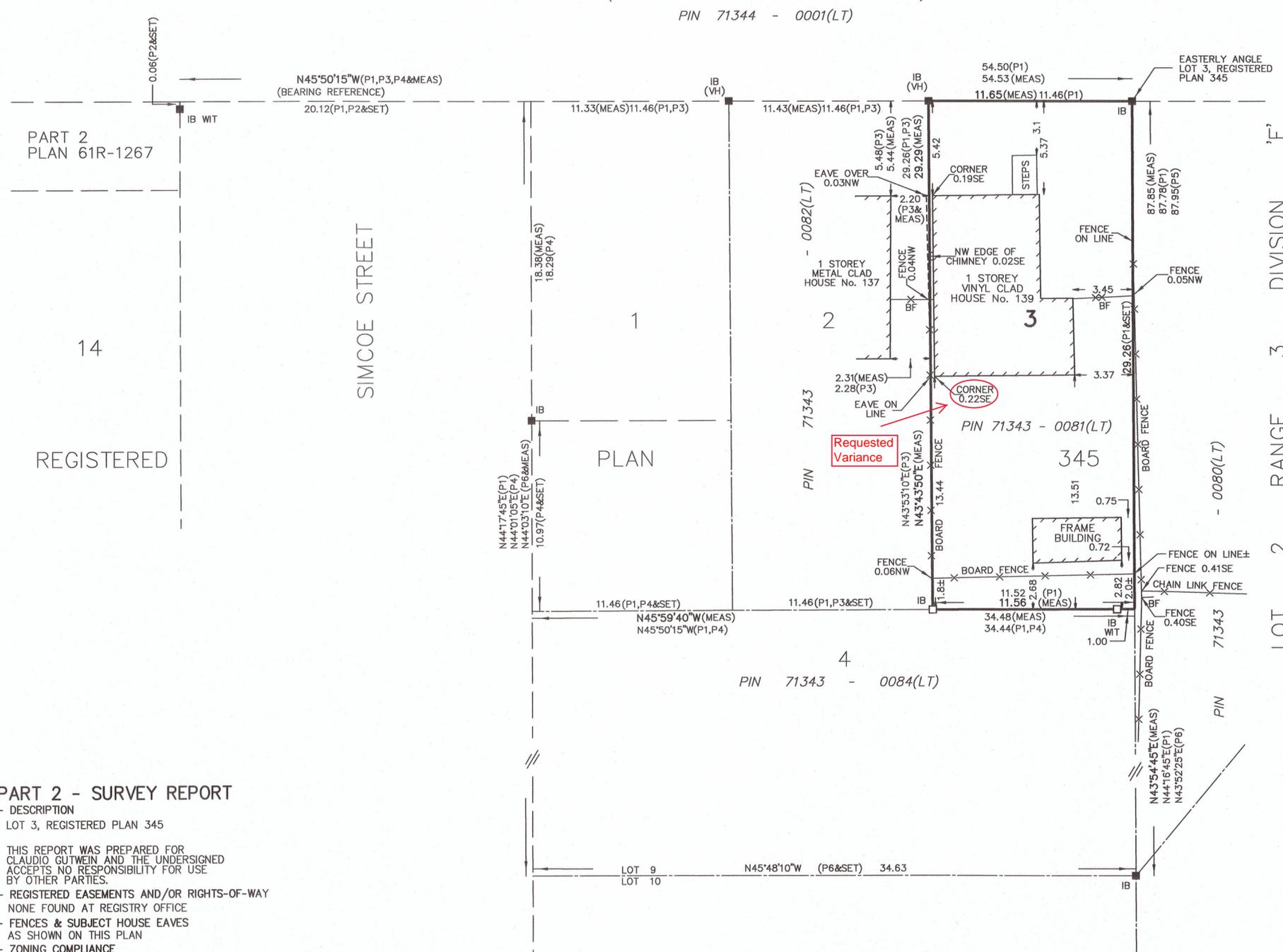


Known as VICTORIA ROAD
 ('SIMMERS AVENUE' BY REGISTERED PLAN 345)
 PIN 71344 - 0001(LT)



SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN OF SURVEY OF
LOT 3
REGISTERED PLAN 345
 CITY OF GUELPH
 COUNTY OF WELLINGTON



J.D. BARNES LIMITED

© COPYRIGHT 2022

SCALE 1 : 200



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

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM THE SOUTHWESTERLY LIMIT OF VICTORIA ROAD, HAVING A BEARING OF N45°50'15"W REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 NAD 83 (CSRS) (2010.0).

FOR BEARING COMPARISONS, A ROTATION OF 0°50'15" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

FOR BEARING COMPARISONS, A ROTATION OF 0°36'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P3.

FOR BEARING COMPARISONS, A ROTATION OF 1°06'55" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P4.

FOR BEARING COMPARISONS, A ROTATION OF 1°04'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P6.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
□	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
BF	DENOTES	BOARD FENCE
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
375	DENOTES	BSR&D, O.L.S.'s
VH	DENOTES	VAN HARTEN SURVEYING INC.
P1	DENOTES	REGISTERED PLAN 345
P2	DENOTES	PLAN BY 375, PROJECT No. 14-9918, DATED JANUARY 31/15.
P3	DENOTES	PLAN BY VH, PROJECT No. 87-8354, DATED AUGUST 27/87
P4	DENOTES	PLAN BY 375, PROJECT No. 92-8451-1, DATED NOVEMBER 24/92
P5	DENOTES	PLAN BY 375, PROJECT No. 85-1942, DATED MARCH 11/85
P6	DENOTES	PLAN BY 375, PROJECT No. 77-6453, DATED JULY 21/77

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF AUGUST, 2022.

AUGUST 11, 2022
 DATE

Raymond J. Sibthorp
 RAYMOND J. SIBTHORP
 ONTARIO LAND SURVEYOR

PART 2 - SURVEY REPORT

- DESCRIPTION
 LOT 3, REGISTERED PLAN 345

THIS REPORT WAS PREPARED FOR CLAUDIO GUTWEIN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY NONE FOUND AT REGISTRY OFFICE
- FENCES & SUBJECT HOUSE EAVES AS SHOWN ON THIS PLAN
- ZONING COMPLIANCE

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
2187621



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
RJS	CHECKED
AUG.11.2022	DATED
22-14-769-00	Ref. No.

G:\22-14-769\00 Drawing\22-14-769-00 SRPR.dgn