



INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	559 210.17	4 822 532.12
ORP (B)	559 152.49	4 822 385.93
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 157.22 N21°31'50"E

PART 2 - SURVEY REPORT

- **DESCRIPTION**
PIN 71297-0203 (LT)
PART OF LOTS 10 & 11, REGISTERED PLAN 264
AS DESCRIBED IN INSTRUMENT No. R0680718
EXCEPT FOR INSTRUMENT No. R0607121 (SECONDLY)
- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
NONE REGISTERED
- **BOUNDARY FEATURES**
FENCES & RETAINING WALLS AS SHOWN
- **PREPARED FOR:**
DORIAN239 HOLDINGS INC.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOTS 10 & 11
REGISTERED PLAN 264
CITY OF GUELPH
COUNTY OF WELLINGTON



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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 OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999596.
FOR BEARING COMPARISONS, A ROTATION OF 0°33'05" COUNTER-CLOCKWISE WAS APPLIED TO P1, P2 & P3 TO CONVERT TO GRID BEARINGS.

LEGEND

- DENOTES SURVEY MONUMENT FOUND (375 UNLESS SHOWN OTHERWISE)
- DENOTES SURVEY MONUMENT SET
- RIB DENOTES ROUND IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- FP DENOTES FENCE POST
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- BLS DENOTES BUILDING LOCATION SURVEY
- 375 DENOTES BLACK, SHOEMAKER ROBINSON & DONALDSON LTD
- VH DENOTES Van HARTEN SURVEYING INC.
- OU DENOTES ORIGIN UNKNOWN
- P1 DENOTES BLS BY VH DATED: OCT 11, 1989 FILE: 89-9522
- P2 DENOTES BLS BY 375 DATED: APRIL 15, 1987 FILE: 87-4366
- P3 DENOTES REGISTERED PLAN 264
- P4 DENOTES BLS BY 375 DATED: APRIL 15, 1987 FILE: 87-4366
- F1 DENOTES FIELD NOTE BY 375 DATED APRIL 2, 1955, FILED AS 18-63
- D1 DENOTES DEED AS IN INSTRUMENT No. R0680718

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

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 1st DAY OF JUNE, 2023

JUNE 15, 2023
DATE

RAYMOND J. SIBTHORP
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-46276

J.D. BARNES
LIMITED
SURVEYING
MAPPING
GIS

LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8T1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

RPA	DRAWN
RJS	CHECKED
DATED:	
JUN 15/23	
Ref. No.	
23-14-944-00	

LOT 20
LOT 27
LOT 28

ST. ANDREW STREET

KATHLEEN STREET
(BY REGISTERED PLAN 642)
PIN 71297-0070

PART 1, PLAN 61R-20780 LOT 9

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PLOTTED 6/15/2023