

**WATER STREET**

PIN 71247-0482

ORIGINAL ROAD ALLOWANCE BETWEEN LOT 1 AND BROKEN FRONT LOT, CONCESSION 4, DIVISION G

20.12m WIDE

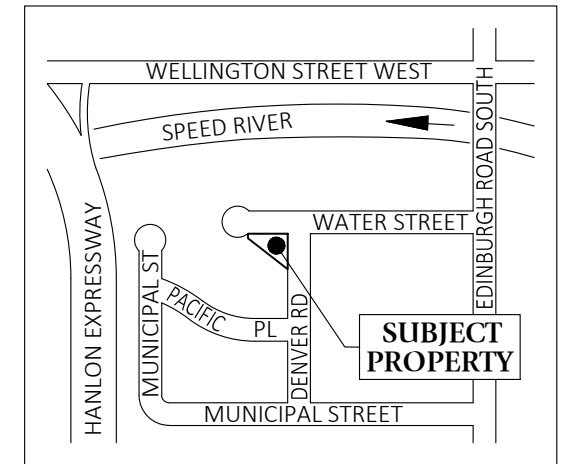
**SEVERANCE SKETCH**  
**PART OF LOT 1, CONCESSION 4, DIVISION 'G'**  
 GEOGRAPHIC TOWNSHIP OF GUELPH  
 CITY OF GUELPH  
 COUNTY OF WELLINGTON

SCALE 1 : 300



VAN HARTEN SURVEYING INC.

KEYMAP:



**NOTES:**

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED PROPOSED RESIDENTIAL RL.3-6, RL.3-7 & RL.2-17.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

**SURVEYOR'S CERTIFICATE:**

THIS SKETCH WAS PREPARED  
 ON THE 29th DAY OF AUGUST, 2023

*Jeff Buisman*  
**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR



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

DRAWN BY: AN CHECKED BY: JB PROJECT No. 32675-23

Aug 29, 2023-1:18:57 PM  
 G:\GUELPH\DivG\CON4\ACAD\SEV PLOT 1 (MEZCON) UTM 2010.dwg

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BLOCK 156, REGISTERED PLAN / 801

PIN 71247-0625

WAY  
 (TO BE  
 EXTINGUISHED)

LOT

CONCESSION

PIN 71247-0310

DIVISION

RIGHT--OF--WAY

**LANDS TO BE SEVERED (4)**  
 AREA = 193±m<sup>2</sup>

**LANDS TO BE SEVERED (5)**  
 AREA = 193±m<sup>2</sup>

**LANDS TO BE SEVERED (6)**  
 AREA = 331±m<sup>2</sup>

**LANDS TO BE SEVERED (1)**  
 AREA = 412±m<sup>2</sup>

**LANDS TO BE SEVERED (2)**  
 AREA = 191±m<sup>2</sup>

**LANDS TO BE SEVERED (3)**  
 AREA = 193±m<sup>2</sup>

**LANDS TO BE RETAINED**  
 AREA = 548±m<sup>2</sup>

**PROPOSED 3m WIDE SANITARY EASEMENT IN FAVOUR OF RETAINED PARCEL**  
 AREA=84m<sup>2</sup>

PIN 71247-0148

20.12m WIDE

**DENVER ROAD**

OPENED BY BY-LAW No. (1975) 8916

