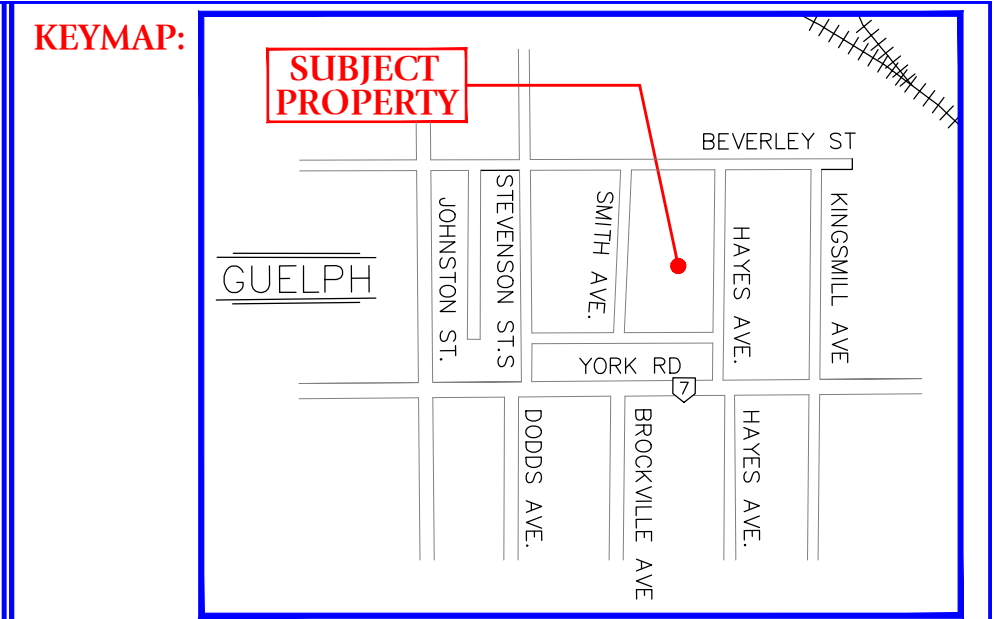
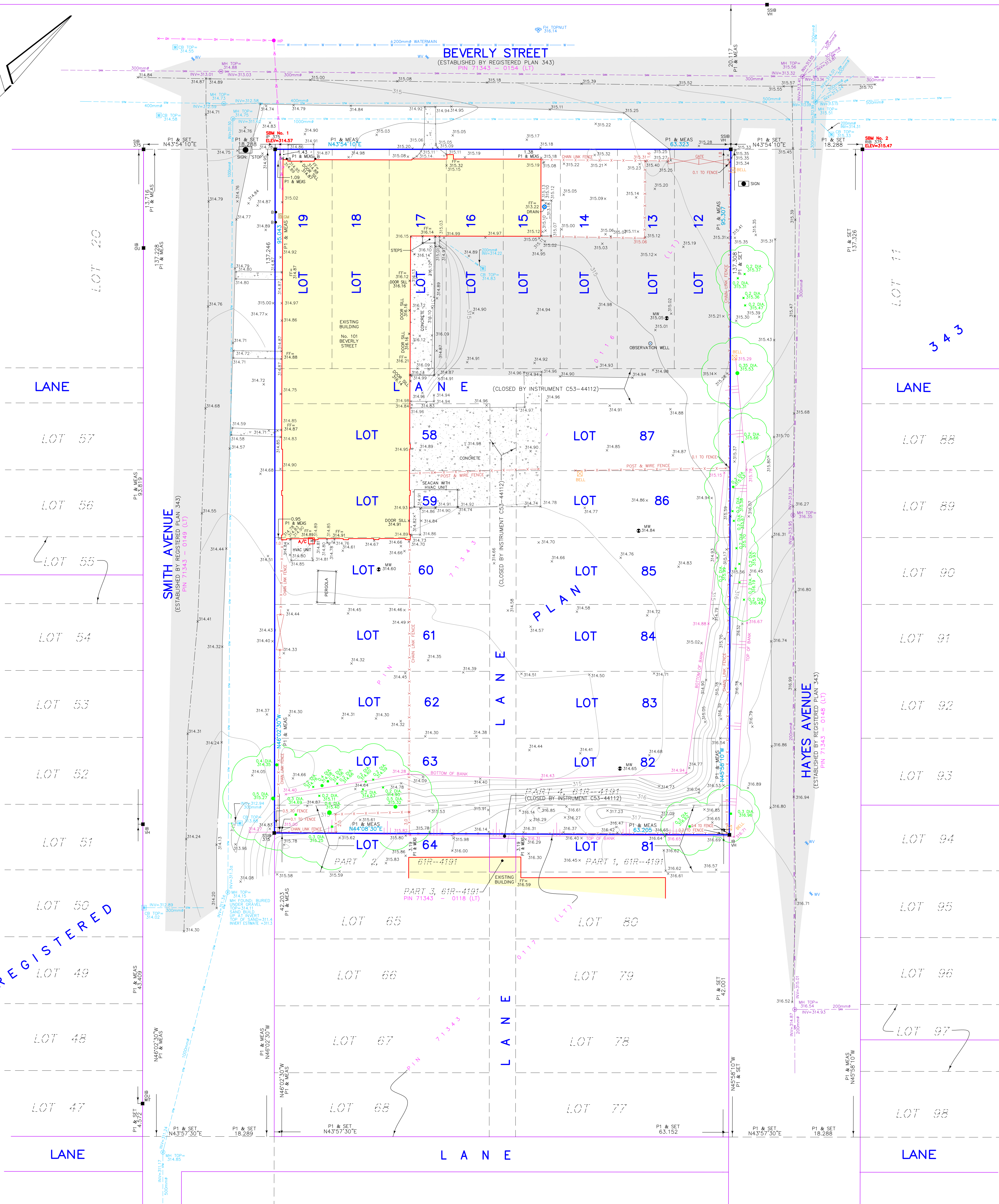


BEVERLY STREET
(ESTABLISHED BY REGISTERED PLAN 343)
PIN 71343 - 0154 (LT)



SUMMARY REPORT:
CLIENT:
NOTE:

THIS PLAN WAS PREPARED FOR CRAIG DOOL AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
THIS SURVEY PLAN IS TO BE READ IN CONJUNCTION WITH A WRITTEN SURVEY REPORT DATED MARCH 16, 2023.
THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.
PROPERTY DESCRIPTION:
• PIN 71343-0116 (LT)
• ALL OF LOTS 12, 13, 14, 15, 16, 17, 18, 19, 58, 59, 60, 61, 62, 63, 82, 83, 84, 85, 86 & 87; AND PART OF LOTS 64 & 81, REGISTERED PLAN 343, SAVE AND EXCEPT PARTS 1 & 2, 61R-4191; PART OF LANE, REGISTERED PLAN 343, CLOSED BY CS44112, SAVE AND EXCEPT PARTS 3 & 4, 61R-4191
• ADDRESS: 101 BEVERLY STREET
• CITY OF GUELPH
EASEMENTS
• NONE FOUND IN REGISTRY OFFICE.

LEGEND:

—	DEMOTES SURVEY MONUMENT SET
■	DEMOTES SURVEY MONUMENT FOUND
SIB	DEMOTES .025 x .025 x 1.20 STANDARD IRON BAR
IB	DEMOTES .015 x .015 x 0.60 IRON BAR
SSIB	DEMOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
CC	DEMOTES CUT CROSS
CU	DEMOTES CURB
375	DEMOTES BLACK, SHOEMAKER et. al., O.L.S.'s
VH	DEMOTES VAN HARTEN SURVEYING INC., O.L.S.'s
P1	DEMOTES SURVEY BY (VH), PROJ. No. 23459-19, APRIL 5, 2016

EXISTING ELEVATION x 206.55
TOP OF FOUNDATION T/F=206.33
FINISHED FLOOR ELEVATION F/F=206.33

HYDRO METER	MONITORING WELL	MW
GUY WIRE	BELL PEDESTAL	BELL
FIRE HYDRANT	TV PEDESTAL	CAV
WATER VALVE	HANDWELL	HW
GATE	GAS METER	GM
SIGN	MANHOLE	MH
	CATCHBASIN	CB

DITCH/SWALE
OVERHEAD HYDRO
OVERHEAD BELL
UNDERGROUND BELL
UNDERGROUND FIBRE
GAS LINE
WATER LINE
SANITARY SEWER
STORM SEWER
CENTRELINE OF ROAD
FENCELINE
TOP OF BANK

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 0.99962628.
- 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 CVD228 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.
SITE BENCHMARK:
1. IP 375 NEAR CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 314.57 METRES.
2. RIB 375 NEAR NORTH CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 315.47 METRES.

UNDERGROUND SERVICES:
WATER: BASED ON CITY OF GUELPH SERVICE DRAWINGS No. H-242 & 2-C-55.
STORM: BASED ON MEASURED INVERTS, LOCATION OF CATCH BASINS, MANHOLES, AND CITY OF GUELPH SERVICE DRAWINGS No. H-242 & 2-C-55.
SANITARY: BASED ON LOCATION OF MANHOLES, AND CITY OF GUELPH SERVICE DRAWINGS No. H-242 & 2-C-55.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 9th DAY OF MARCH, 2023.
DATE: MARCH 16, 2023
JEFFREY E. BUISMAN
UNDERSIGNED SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2206021.
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DATA
ALL OF LOTS 12 TO 19, 58 TO 63, 82 TO 87 AND PART OF LOTS 64 AND 81 AND PART OF LANE (CLOSED BY INSTRUMENT CS44112) REGISTERED PLAN 343 CITY OF GUELPH COUNTY OF WELLINGTON
DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
3	FOUND MANHOLE ON SMITH AVENUE	AUGUST 4, 2023
2	MANHOLE ON SMITH AVENUE ESTIMATE	AUGUST 2, 2023
1	ADDITIONAL TOPOGRAPHIC INFORMATION	APRIL 21, 2023
0	INITIAL SUBMISSION	MARCH 16, 2023

PROJECT No. 23459-16
DRAWING SCALE 1 : 250
0 2.5 5 10 15 metres
THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 762mm IN HEIGHT.

Van Harten
LAND SURVEYORS - ENGINEERS

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: S.A.P. CHECKED BY: J.E.B.
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Aug 04, 2023 - 9:11am
G:\GUELPH\343\acad\TOPO PT LOTS 12-19, 58-64 & 81-87 (DOOL) UTM 2010.dwg