

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
**PART OF LOT 5
NORTH OF OXFORD STREET
REGISTERED PLAN 29
CITY OF GUELPH
COUNTY OF WELLINGTON**

SCALE 1 : 250
5 0 5 10 15 metres

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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

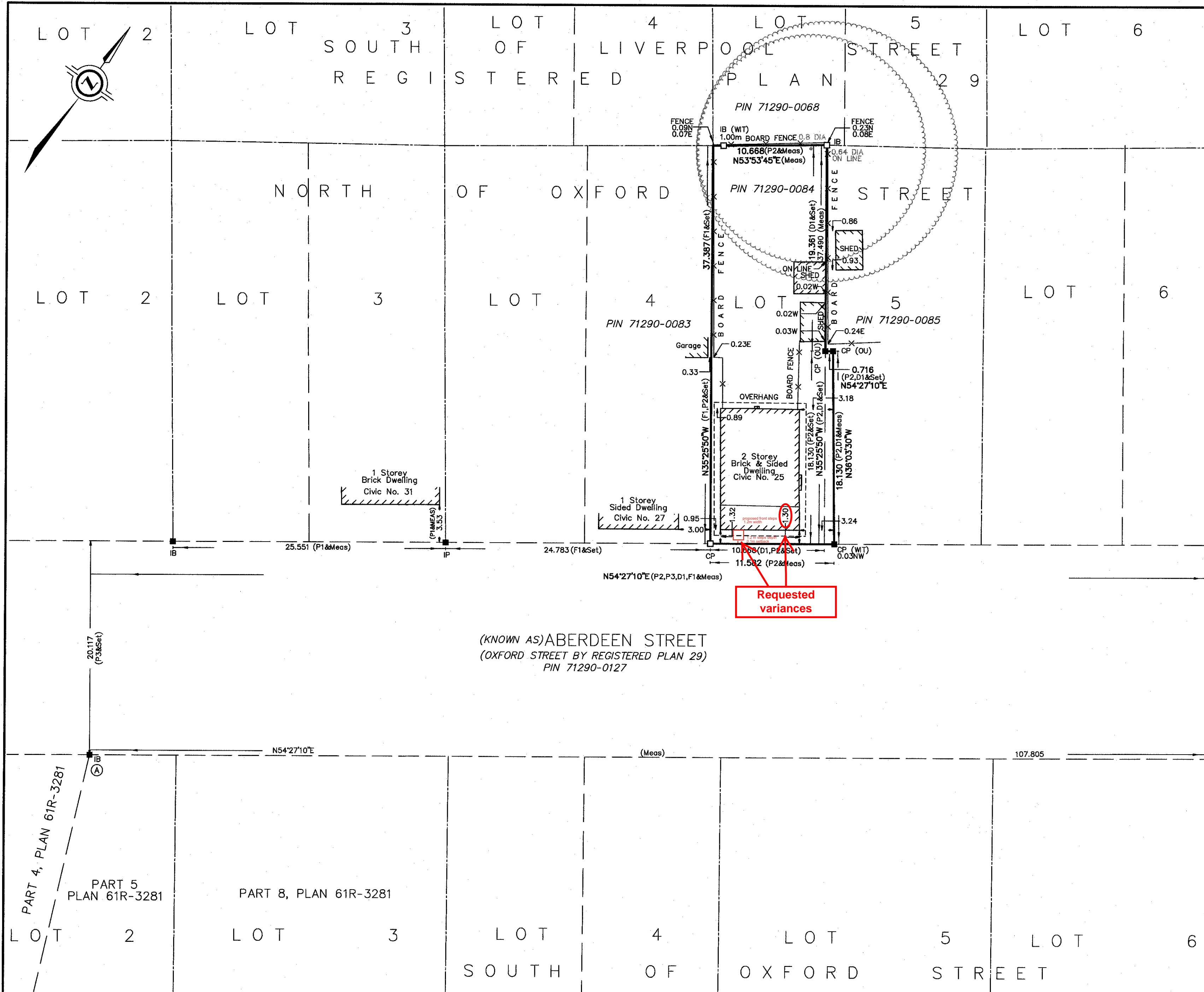
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999598.

FOR BEARING COMPARISONS, A ROTATION OF 1°22'50" COUNTER-CLOCKWISE WAS APPLIED TO P1, P2 & D1 TO CONVERT TO GRID BEARINGS.

PART 2 - SURVEY REPORT

- DESCRIPTION
PIN 71290-0084 (LT)
PART OF LOT 5, NORTH OF OXFORD STREET, REGISTERED PLAN 29
AS DESCRIBED IN INST No. MS48291 & INST No. ROS206147
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE REGISTERED
- BOUNDARY FEATURES
FENCING AS SHOWN
- PREPARED FOR:
NICOLA LOWER



Requested variances

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)	559 594.28	4 821 199.63
ORP (B)	559 681.98	4 821 262.30
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND (375 UNLESS NOTED OTHERWISE)
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IP DENOTES IRON PIPE
 - CP DENOTES CONCRETE PIN
 - WIT DENOTES WITNESS
 - MEAS DENOTES MEASURED
 - 375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
 - ORIGIN UNKNOWN
 - OU DENOTES
 - VH DENOTES Van HARTEN SURVEYING INC.
 - P1 DENOTES PLAN BY 375 DATED DEC. 20, 1994, PROJ. No. 94-9688
 - P2 DENOTES PLAN BY VH DATED DEC. 12, 1977 PROJ. No. 77-637 (ATTACHED TO D1)
 - P3 DENOTES REGISTERED PLAN 29
 - F1 DENOTES 375 FIELD NOTE DATED OCT. 30, 1967 (PROJECT No. 567-67 (FILED AS 9/144)
 - D1 DENOTES DEED AS IN INST No. ROS540601 (PIN 71290-0085)

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 24th DAY OF JULY, 2024.

AUGUST 12, 2024
DATE
RAYMOND J. SIBTHORP
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-82762

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
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DRAWN BY: RJS/RPA	CHECKED BY: RJS	REFERENCE NO.: 24-14-150-00-SRPR
PLOTTED: 8/12/2024		DATED: AUGUST 12, 2024