

- PROPOSED EASEMENTS**
- (E1) EASEMENT 1 ON SEVERED PARCEL 2 IN FAVOUR OF PARCELS 1, 3, 4 FOR PARKING AND ACCESS (AREA = 27±m²)
 - (E2) EASEMENT 2 ON SEVERED PARCEL 3 IN FAVOUR OF PARCELS 1, 2, 4 FOR PARKING, ACCESS AND SNOW STORAGE (AREA = 101±m²)
 - (E3) EASEMENT 3 ON SEVERED PARCEL 2 IN FAVOUR OF PARCELS 1, 3, 4 FOR SHARED WALKWAY (AREA = 27±m²)
 - (E4) EASEMENT 4 ON SEVERED PARCEL 3 IN FAVOUR OF PARCELS 1, 2, 4 FOR SHARED WALKWAY (AREA = 27±m²)

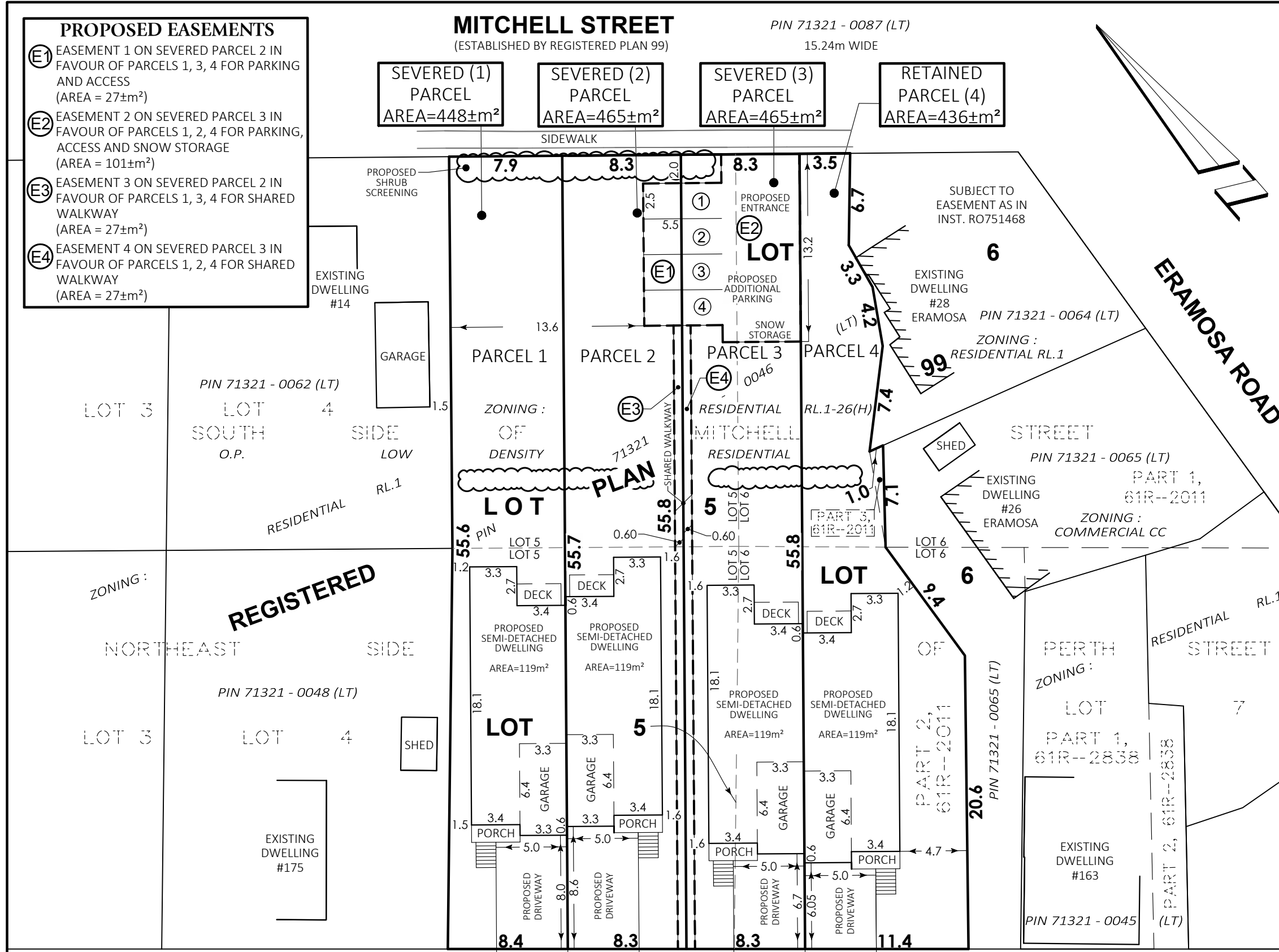
MITCHELL STREET

(ESTABLISHED BY REGISTERED PLAN 99)

PIN 71321 - 0087 (LT)

15.24m WIDE

- SEVERED (1) PARCEL AREA=448±m²
- SEVERED (2) PARCEL AREA=465±m²
- SEVERED (3) PARCEL AREA=465±m²
- RETAINED PARCEL (4) AREA=436±m²



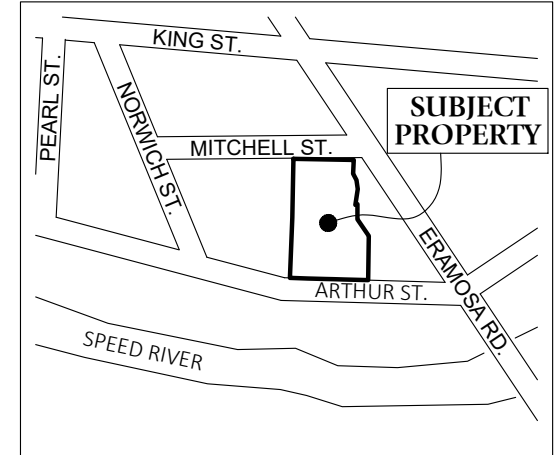
SEVERANCE SKETCH
ALL OF LOT 5, SOUTH OF MITCHELL STREET
AND NORTH OF PERTH STREET
PART OF LOT 6, NORTHEAST SIDE OF PERTH STREET
AND SOUTH SIDE OF MITCHELL STREET

REGISTERED PLAN 99
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 SITE SPECIFIC RESIDENTIAL RL.1-26(H).
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 9th DAY OF JANUARY, 2025

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

CONCRETE SIDEWALK

ARTHUR STREET NORTH

(ESTABLISHED BY REGISTERED PLAN 99)

(FORMERLY PERTH STREET)

PIN 71321 - 0088 (LT)

15.24m WIDE



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DRAWN BY: AN CHECKED BY: JB PROJECT No. 33222-24

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