

LEGEND:

—○— DENOTES SURVEY MONUMENT SET
—■— DENOTES SURVEY MONUMENT FOUND
SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
IB DENOTES .015 x .015 x 0.60 IRON BAR
SSIB DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
CC DENOTES CUT CROSS
OU DENOTES ORIGIN UNKNOWN
375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
1348 DENOTES WAYNE D. TURPEL SURVEYING LIMITED
VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
P1 DENOTES REGISTERED PLAN 244
P2 DENOTES SURVEY NOTES BY (VH), PROJ. No. 20681-12, MAY 17 & 18, 2012
P3 DENOTES SURVEY BY (1348), PROJ. No. 85-1368, JAN. 14, 1988
P4 DENOTES DEPOSITED PLAN 61R-9879 BY (375)
P5 DENOTES DEPOSITED PLAN 61R-20588 BY (375)
P6 DENOTES SURVEY NOTES 41-210 BY (375), PROJ. No. 76-5302
D1 DENOTES INSTRUMENT ROS169158 FOR PIN 71340-0110
D2 DENOTES INSTRUMENT ROS716284 FOR PIN 71340-0109

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

UTILITY POLE ● UP DECIDUOUS TREE
HYDRO POLE ● HP CONIFEROUS TREE
HP WITH LIGHT HP/L HP/L
LIGHT STANDARD LS
HYDRO METER HM
GUY WIRE GUY
FIRE HYDRANT FH
WATER VALVE WV
GATE
SIGN
DIRECTION OF FLOW
DITCH/SWALE
OVERHEAD HYDRO
OVERHEAD BELL
CENTRELINE OF ROAD
FENCELINE
TOP OF BANK
SILT FENCE
TREE PROTECTION FENCE

BELL PEDESTAL BELL
TV PEDESTAL CATV
HANDWELL HW
GAS METER GM
MANHOLE MH
CATCHBASIN CB

ASPHALT
BUILDING
GRAVEL
CONCRETE

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 0.999603.
- 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.

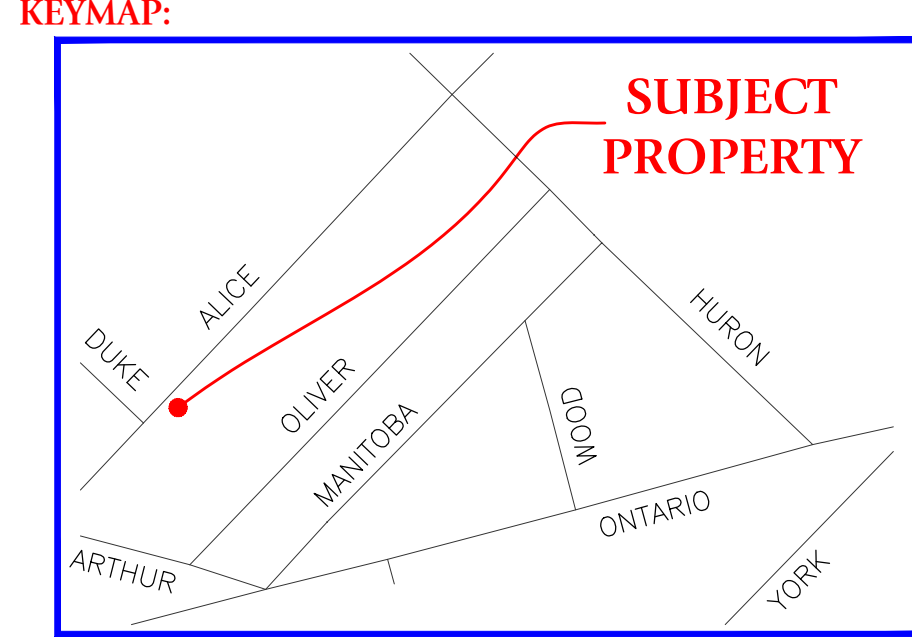
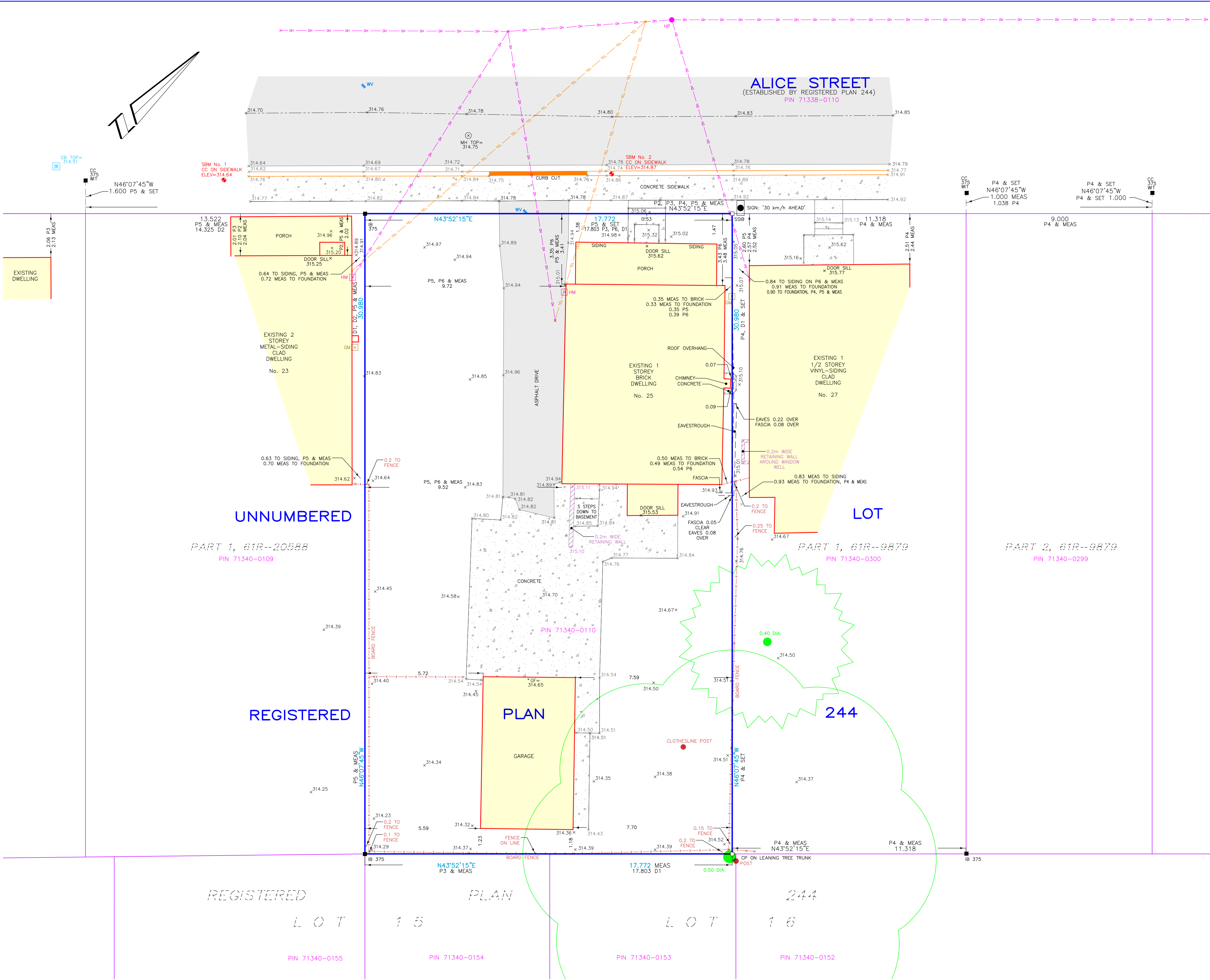
BEARING COMPARISONS:
FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P3 & P4	-1°07'45"

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 CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK:

- CUT CROSS ON SIDEWALK WEST OF NORTHWEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 314.64 METRES.
- CUT CROSS ON SIDEWALK WEST OF NORTHEAST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 314.87 METRES.



SUMMARY REPORT:
CLIENT:
THIS PLAN WAS PREPARED FOR **MARIO COTRONEO** AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
NOTE:
THIS SURVEY PLAN IS TO BE READ IN CONJUNCTION WITH A WRITTEN SURVEY REPORT DATED AUGUST 5, 2022. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.
PROPERTY DESCRIPTION:

- PIN 71340-0110 (LT)
- PART OF UNNUMBERED LOT, REGISTERED PLAN 244; AS IN INSTRUMENT ROS169158
- ADDRESS: 25 ALICE STREET
- CITY OF GUELPH

EASEMENTS

- NONE FOUND IN REGISTRY OFFICE.

GENERAL NOTES

- DISTANCES SHOWN TO FENCES ARE TO THE CENTERLINE OF THE FENCE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 11th DAY OF JULY, 2022.

DATE: AUGUST 5, 2022

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2196189.

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
PART OF UNNUMBERED LOT REGISTERED PLAN 244
CITY OF GUELPH
COUNTY OF WELLINGTON

DRAWING REVISION Schedule

NO.	REVISION	DATE
0	INITIAL SUBMISSION	AUGUST 5, 2022

PROJECT No. 31092-22

DRAWING SCALE 1 : 100

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 508mm IN HEIGHT.

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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DRAWN BY: S.A.P. CHECKED BY: J.E.B.

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Aug 05, 2022-2:02pm
G:\GUELPH\244\ACAD\BPT UNNUMBERED (COTRONEO) UTM-2010.dwg