

**SUMMARY REPORT:**

**CLIENT:**

THIS PLAN WAS PREPARED FOR **SUTCLIFFE HOMES INC.**  
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 MARCH 31, 2020.

**DESCRIPTION OF PROPERTY:**

PIN 71324-0021 (LT)  
ADDRESS: 104 WINSTON CRESCENT  
ALL OF LOT 20 & PART OF LOT 21, REGISTERED PLAN 425; AS IN INST. R0723048  
CITY OF GUELPH

**EASEMENTS:**

NONE FOUND IN REGISTRY OFFICE.

**SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF  
ALL OF LOT 20 & PART OF LOT 21  
REGISTERED PLAN 425  
CITY OF GUELPH  
COUNTY OF WELLINGTON**

SCALE: 1 - 200



VAN HARTEN SURVEYING INC.

**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
- CP DENOTES CONCRETE PIN
- WIT DENOTES WITNESS
- CC DENOTES CUT CROSS
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
- 375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
- P1 DENOTES REGISTERED PLAN 425
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY (VH), PROJECT No. 20010-11
- P3 DENOTES BUILDING LOCATION SURVEY BY (375), PROJECT No. 87-4987
- P4 DENOTES INSTRUMENT R0723048
- P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY (375), PROJECT No. 09-8092

**NOTES:**

- 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 THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99959838.

**BEARING COMPARISONS:**

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

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1, P2, P3 & P5	-0°47'30"

**NOTES:**

- DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**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 SURVEY WAS COMPLETED  
ON THE 13th DAY OF MARCH, 2020.

JOHN S. SCOTT, O.L.S.  
DATE: MARCH 31, 2020

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM

2117683



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3).

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110

www.vanharten.com | info@vanharten.com

DRAWN BY: S.A.P. | CHECKED BY: J.S.S. | PROJECT No. 28120-20

Apr 02, 2020-12:57pm  
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