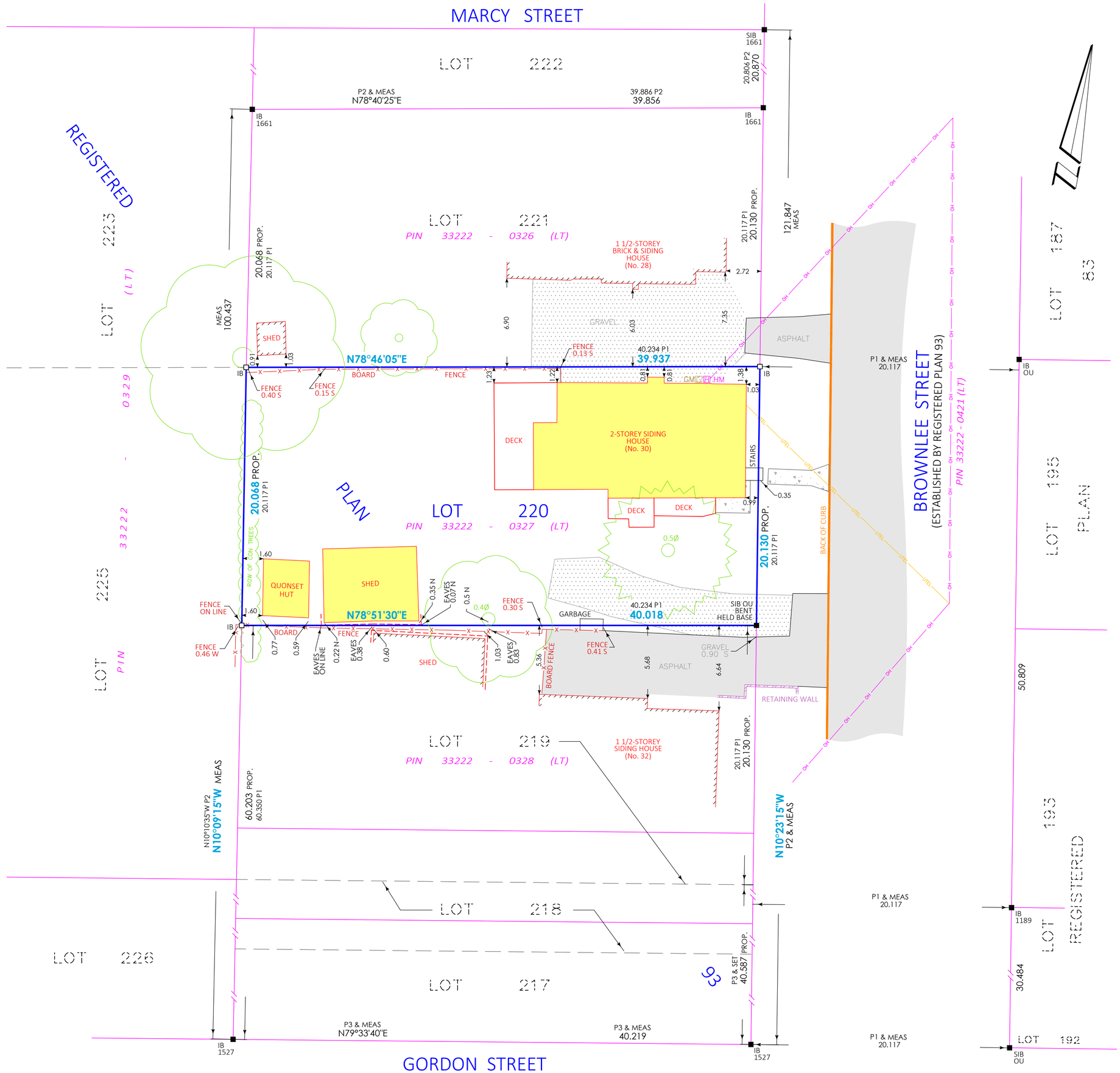

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF

ALL OF LOT 220
REGISTERED PLAN 93

GEOGRAPHIC VILLAGE OF TEESWATER

MUNICIPALITY OF SOUTH BRUCE
COUNTY OF BRUCE

SCALE 1 : 200

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

SUMMARY REPORT:

CLIENT:
THIS PLAN WAS PREPARED FOR BRANDON HART AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

DESCRIPTION OF PROPERTY:
PIN 33222-0327 (LT)
ALL OF LOT 220, REGISTERED PLAN 93
GEOGRAPHIC VILLAGE OF TEESWATER
ADDRESS: 30 BROWNLEE STREET

NOTE:
BOUNDARIES WERE RE-ESTABLISHED FROM THE POSITION OF SURVEY MONUMENTS WHICH WE FOUND (SHOWN AS SOLID SQUARES) AND PREVIOUS SURVEY (INDICATED AS P1, P2, P3). DIMENSIONS BETWEEN THE SURVEY MONUMENTS AS WELL AS DIMENSIONS TO ADJOINING BUILDINGS GENERALLY MATCHED PREVIOUS SURVEY WELL. SOME LOST CORNERS WERE RE-ESTABLISHED BY PROPORTIONING BETWEEN THE NEAREST ASCERTAINABLE CORNERS ACCOIRDING TO THE INTENDED DIMENSIONS OF P1 AS REQUIRED BY O REG 1029.
IN SOME AREAS MINOR DIFFERENCES ARE NOTED WITH THE MEASURED DISTANCE NOTED WITH "MEAS." AND THE COMPARISON TO THE PREVIOUS SURVEY SHOWN AS "P#" WHERE # INDICATES THE PARTICULAR PLAN AS DETAILED IN THE LEGEND.

EASEMENTS:
NONE FOUND IN REGISTRY OFFICE

LEGEND:

—□—	SURVEY MONUMENT SET
—■—	SURVEY MONUMENT FOUND
IB	.015 x .015 x 0.60 IRON BAR
SIB	.025 X .025 X 1.20 STANDARD IRON BAR
N, E, S, W	NORTH, EAST , SOUTH, WEST
OU	ORIGIN UNKNOWN
1189	JOHN WOOD, O.L.S.
1527	D. ALBERT LTD.
1661	R.F. DORE SURVEYING LTD.
P1	REGISTERED PLAN 93
P2	PLAN OF SURVEY BY 1661, DATED DECEMBER 21, 2000, FILE NO. 005204
P3	PLAN OF SURVEY BY 1527, DATED APRIL 15, 1998, FILE NO. TEE-0097-0-7

DECIDUOUS TREE
CONIFEROUS TREE
HYDRO METER HM
GAS METER GM
OVERHEAD TEL —UTEL—UTEL—
OVERHEAD HYDRO —OH—OH—

BEARING & DISTANCE NOTES:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17. NAD 83-CSRS (2010) ADJUSTMENT.
2. 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 0.999564.
3. THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.

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
P2	-1°57'45"
P3	-2°13'35"

METRIC:

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, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 13th DAY OF MARCH, 2024.

DATE: MARCH 22 , 2024

JAMES M. LAWS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2214885.

Van Harten
LAND SURVEYORS - ENGINEERS

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

www.vanharten.com info@vanharten.com

DRAWN BY: PJ	CHECKED BY: BP	PROJECT No. 33061-23

Apr 9, 2024-3:40:16 PM
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