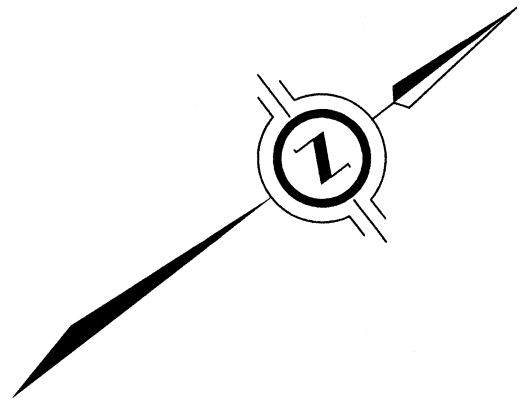
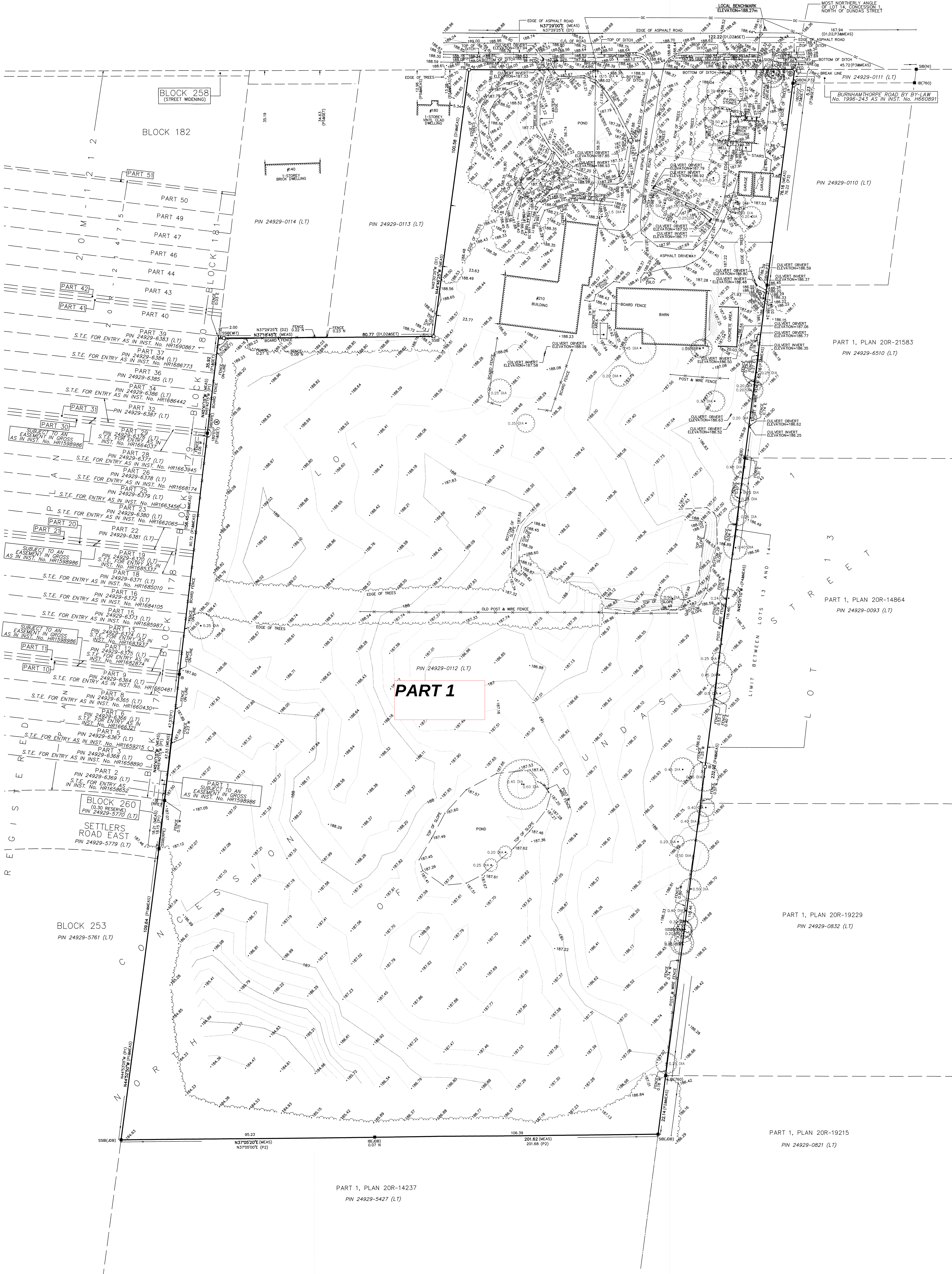




21-30-659-01 FIRST APP. RPLAN

(KNOWN AS BURNHAMTHORPE ROAD
(ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2, NORTH OF DUNDAS STREET)
PIN 24929-0001 (LT)



SURVEYOR'S REAL PROPERTY REPORT
ILLUSTRATING TOPOGRAPHY
PART 1 - PLAN OF SURVEY OF
PART OF LOT 14 CONCESSION 1
NORTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 500
J.D. BARNES LIMITED
© COPYRIGHT
METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2 - SURVEY REPORT
- DESCRIPTION
PART OF LOT 14, CONCESSION 1, NORTH OF DUNDAS STREET
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- ZONING COMPLIANCE
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT
VERIFIED BY THIS SURVEY.
- ADDITIONAL REMARKS
PLAN PREPARED FOR ARGO DEVELOPMENT CORPORATION

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 0.999990.
FOR BEARING COMPARISONS, A NOTATION OF 0°30'35" COUNTER-CLOCKWISE WAS
APPLIED TO BEARINGS ON D2.
INTEGRATION DATA
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.
POINT ID EASTING NORTHING
ORP (A) 801 736.61 4 816 710.13
ORP (B) 801 733.39 4 816 867.78
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT BE BETWEEN ORP (A) AND ORP (B) IS 259.11 N05°56'00".

ELEVATION NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND
ARE DERIVED FROM THE ONTARIO MINISTRY OF NATURAL RESOURCES AND
FORESTRY BENCHMARK NO. 008981815 HAVING A PUBLISHED ELEVATION
OF 186.65 METERS AND THE TOWN OF OAKVILLE BENCHMARK NO. 276
HAVING A PUBLISHED ELEVATION OF 175.722 METERS.

LOCAL BENCHMARK
SPIKE ON BURNHAMTHORPE ROAD APPROXIMATELY 19 METERS FROM THE
NORTHEASTERN CORNER OF THE SUBJECT BOUNDARY.
ELEVATION=186.27m

TOPOGRAPHICAL LEGEND
○ MH DENOTES MANHOLE
• HP DENOTES HYDRO POLE
PED DENOTES TELEPHONE PEDESTAL
+ WELL DENOTES WELL
--- OC DENOTES OVERHEAD CABLE
○ DENOTES DECIDUOUS TREE
100=DIAMETER OF TRUNK IN METRES

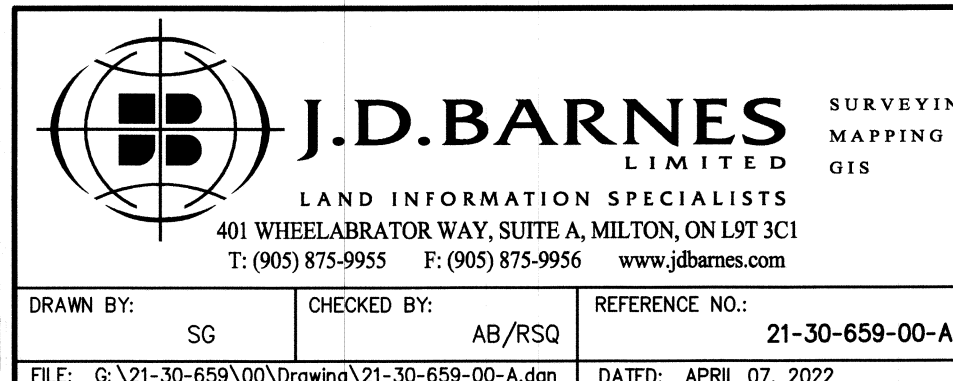
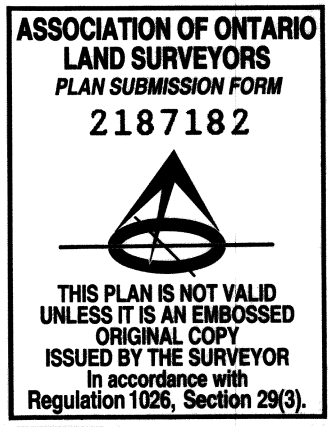
LEGEND
■ DENOTES SURVEY MONUMENT FOUND
○ DENOTES SURVEY MONUMENT SET
SB DENOTES STANDARD IRON BAR
SBB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
IP DENOTES IRON PIPE
PB DENOTES PLASTIC BAR
P1 DENOTES REGISTERED PLAN 20M-1212
P2 DENOTES PLAN 20R-14237
P3 DENOTES PLAN 20R-21583
P4 DENOTES PLAN 20R-14864
P5 DENOTES PLAN OF SURVEY BY TONY STAUSS SURVEYING INC.,
O.L.S., DATED JUNE 20, 1997 (FILE NO. 97-11)
D1 DENOTES DIST. NO. 216972
D2 DENOTES MEASURED
MEAS DENOTES MEASURED
RPE DENOTES RADY PENTEX AND EDWARD SURVEYING LTD., O.L.S.
SBB DENOTES J.D. BARNES LIMITED
N.T.E. DENOTES NOT IDENTIFIABLE
S.T.E. DENOTES SUBJECT TO AN EASEMENT
N=North / S=South / E=East / W=West

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.
ALL SET SBB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF OREG. 525/91.

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON
SITE BY THE RESPECTIVE AGENCIES.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT
LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND
THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION
SHOWN ON THIS PLAN.
PRIMARY CONTOURS ARE AT 1.00m INTERVALS.
SECONDARY CONTOURS ARE AT 0.25m INTERVALS.

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. THE SURVEY WAS COMPLETED ON THE 6th DAY OF APRIL, 2022.

April 13/22
DATE
B.S. QUERUBIN
ONTARIO LAND SURVEYOR



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2187182
THIS PLAN IS NOT VALID
UNLESS IT IS AN ENDORSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
Regulation 1028, Section 24(3)

J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS
40 WHEELABROOK WAY, SUITE A, MILTON, ON L7T 1C1
T: (905) 875-9955 F: (905) 875-9966 www.jdbarnes.com

DRAWN BY: SG CHECKED BY: AB/RJQ REFERENCE NO.: 21-30-659-00-A
FILE: C:\21-30-659\001\Drawing\21-30-659-00-A.dwg DATE: APRIL 07/2022
PLOTTER: 4/07/22