

ORIGINAL TOWNSHIP ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 SOUTH OF DUNDAS STREET

MOST WESTERLY ANGLE LOT 15, CONCESSION 3 SOUTH OF DUNDAS STREET (TRAFALGAR)

ORIGINAL TOWNSHIP ROAD ALLOWANCE BETWEEN LOTS 15 AND 16

KNOWN AS
SOUTH SERVICE ROAD EAST

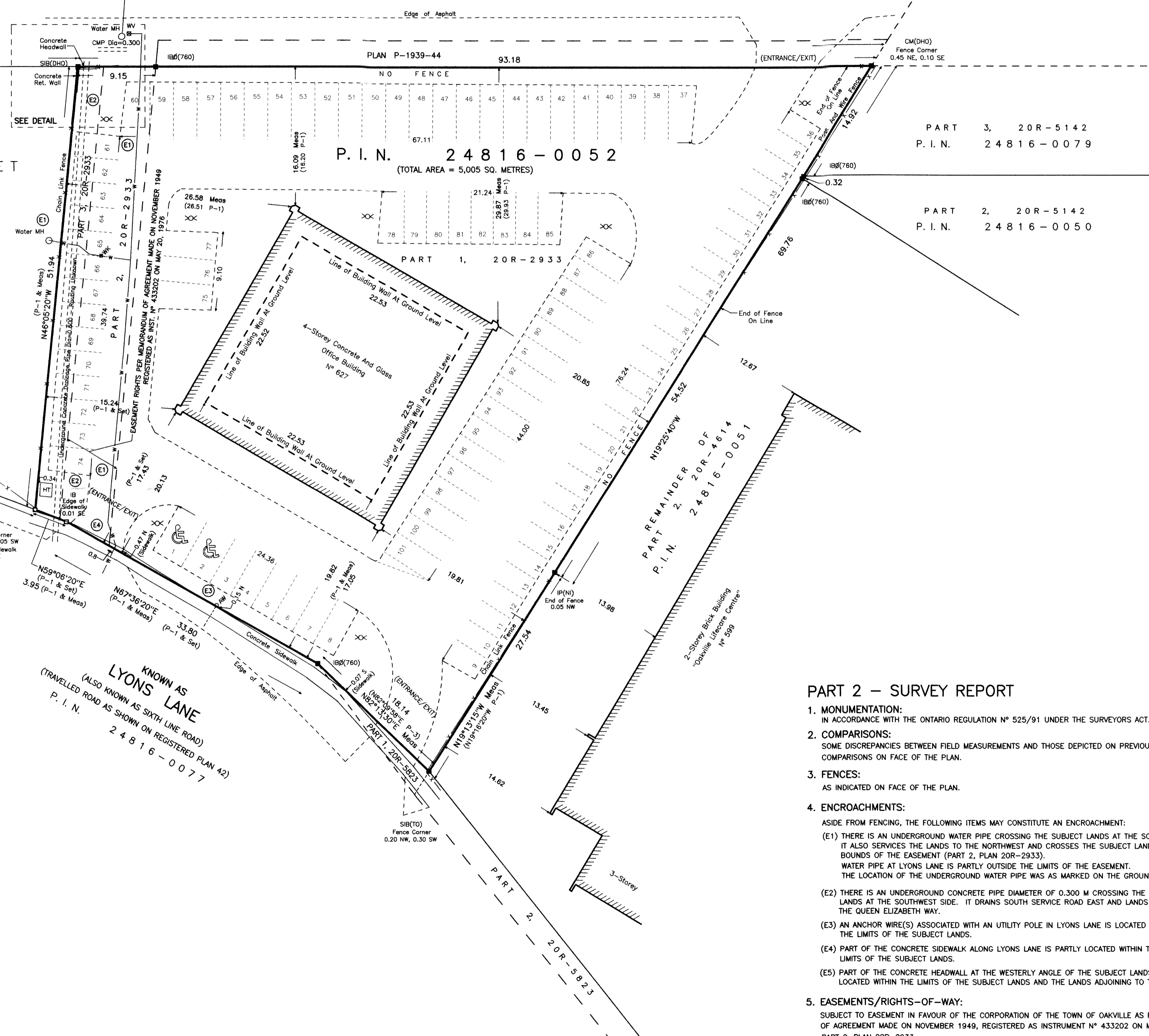
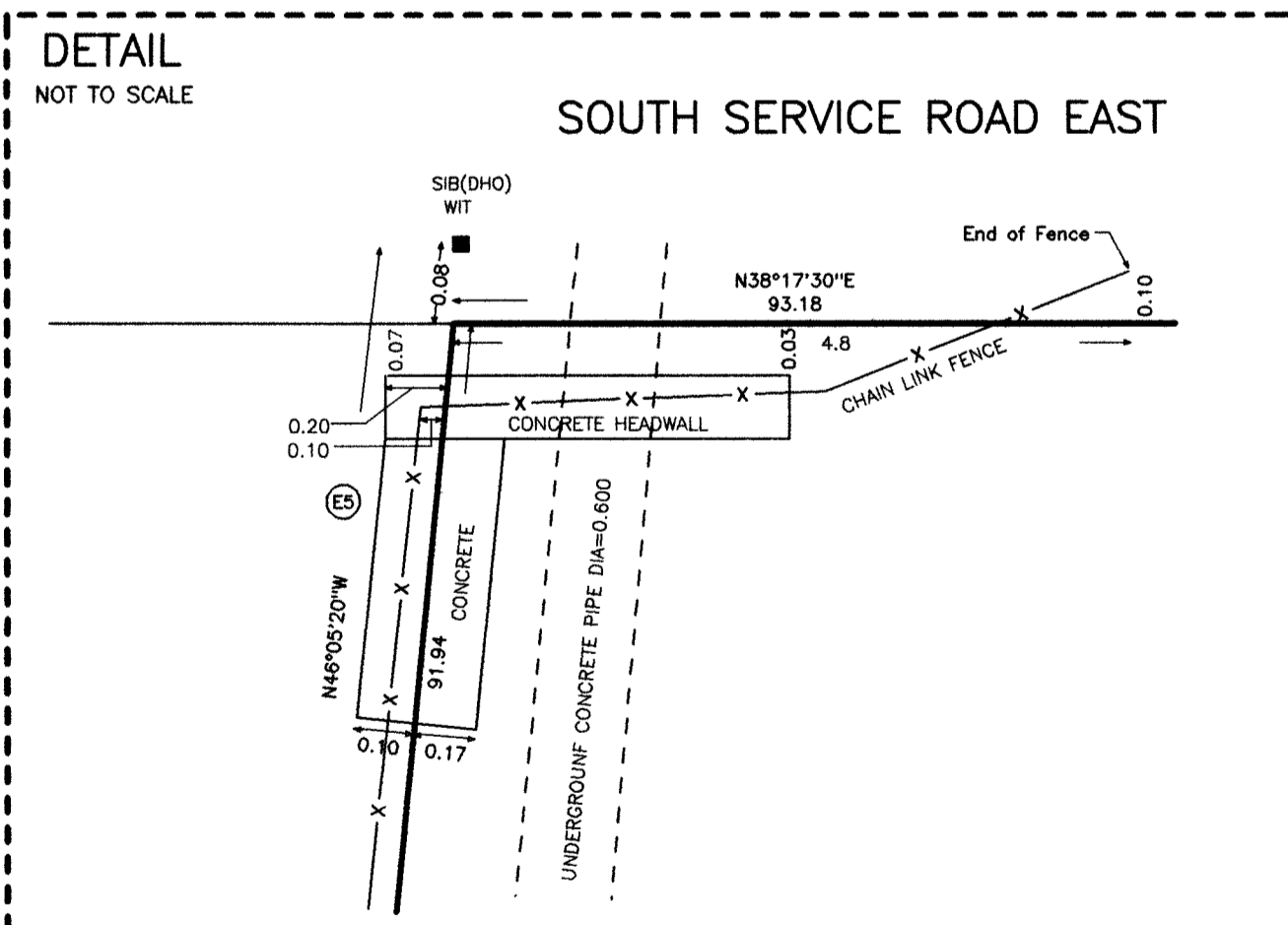
(TRANSFERRED TO THE TOWN OF OAKVILLE BY ORDER-IN-COUNCIL O.C. 450/59 DATED FEBRUARY 12, 1959 - MISC. PLAN 937 (PLAN P-1939-118))
P. I. N. 2 4 8 1 6 - 0 0 7 9

LOT 15
CONCESSION 3 SOUTH OF DUNDAS STREET
(TOWNSHIP OF TRAFALGAR)
P. I. N. 2 4 8 1 6 - 0 0 7 8

P. I. N. 2 4 8 1 6 - 0 0 5 2
(TOTAL AREA = 5,005 SQ. METRES)

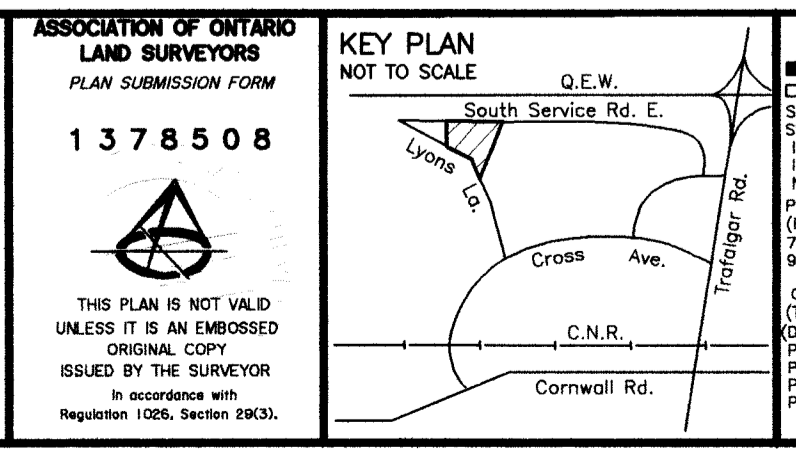
PART 3, 20R-5142
P. I. N. 2 4 8 1 6 - 0 0 7 9

PART 2, 20R-5142
P. I. N. 2 4 8 1 6 - 0 0 5 0



- PART 2 - SURVEY REPORT**
- MONUMENTATION:**
IN ACCORDANCE WITH THE ONTARIO REGULATION # 525/91 UNDER THE SURVEYORS ACT.
 - COMPARISONS:**
SOME DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THOSE DEPICTED ON PREVIOUS PLANS. COMPARISONS ON FACE OF THE PLAN.
 - FENCES:**
AS INDICATED ON FACE OF THE PLAN.
 - ENCROACHMENTS:**
ASIDE FROM FENCING, THE FOLLOWING ITEMS MAY CONSTITUTE AN ENCROACHMENT:
(E1) THERE IS AN UNDERGROUND WATER PIPE CROSSING THE SUBJECT LANDS AT THE SOUTHWEST SIDE. IT ALSO SERVES THE LANDS TO THE NORTHWEST AND CROSSES THE SUBJECT LANDS OUTSIDE THE BOUNDS OF THE EASEMENT (PART 2, PLAN 20R-2933). WATER PIPE AT LYONS LANE IS PARTLY OUTSIDE THE LIMITS OF THE EASEMENT. THE LOCATION OF THE UNDERGROUND WATER PIPE WAS AS MARKED ON THE GROUND.
(E2) THERE IS AN UNDERGROUND CONCRETE PIPE DIAMETER OF 0.300 M CROSSING THE SUBJECT LANDS AT THE SOUTHWEST SIDE. IT DRAINS SOUTH SERVICE ROAD EAST AND LANDS NORTH OF THE QUEEN ELIZABETH WAY.
(E3) AN ANCHOR WIRE(S) ASSOCIATED WITH AN UTILITY POLE IN LYONS LANE IS LOCATED WITHIN THE LIMITS OF THE SUBJECT LANDS.
(E4) PART OF THE CONCRETE SIDEWALK ALONG LYONS LANE IS PARTLY LOCATED WITHIN THE LIMITS OF THE SUBJECT LANDS.
(E5) PART OF THE CONCRETE HEADWALL AT THE WESTERLY ANGLE OF THE SUBJECT LANDS IS LOCATED WITHIN THE LIMITS OF THE SUBJECT LANDS AND THE LANDS ADJOINING TO THE WEST.
 - EASEMENTS/RIGHTS-OF-WAY:**
SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF OAKVILLE AS PER MEMORANDUM OF AGREEMENT MADE ON NOVEMBER 1949, REGISTERED AS INSTRUMENT # 433202 ON MAY 20, 1976 OVER PART 2, PLAN 20R-2933.
 - PARKING SPACES:**
THERE ARE 101 PARKING SPACES PROVIDED INCLUDING 2 HANDICAPPED SPACES.
 - ZONING:**
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

SURVEYOR'S REAL PROPERTY REPORT - PARTS 1 AND 2
PLAN OF
PART OF LOT 15
Concession 3 South of Dundas Street
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 300
6 0 6 12 18
GRAPHIC SCALE - METRES



LEGEND:

■	DENOTES SURVEY MONUMENT FOUND	HT	DENOTES HYDRO TRANSFORMER
□	DENOTES SURVEY MONUMENT SET	MH	DENOTES MAN HOLE
○	DENOTES STANDARD IRON BAR	WV	DENOTES WATER VALVE
○	DENOTES SHORT STANDARD IRON BAR	WV	DENOTES 1/2" WATER PIPE
○	DENOTES IRON BAR	WV	DENOTES LIGHT STANDARD
○	DENOTES NO IDENTIFICATION	WV	DENOTES CORRUGATED METAL PIPE
○	DENOTES PROPERTY IDENTIFICATION NUMBER	WV	
○	DENOTES ENCROACHMENT REFERENCE	WV	
○	DENOTES TOWN OF OAKVILLE	WV	
○	DENOTES DEPARTMENT OF HIGHWAYS OF ONTARIO	WV	
○	DENOTES PLAN 20R-2933	WV	
○	DENOTES PLAN BY MCCONNELL MAUGHAN LTD. O.L.S.	WV	
○	DENOTES PLAN 20R-5823	WV	
○	DENOTES PLAN 20R-5823	WV	
○	DENOTES PLAN P-1939-118	WV	

BEARING NOTE
ALL BEARINGS SHOWN HEREON ARE ASTROMETRIC AND ARE REFERRED TO THE SOUTHEAST LIMIT OF SOUTH SERVICE ROAD EAST HAVING A BEARING OF N38°17'30"E IN ACCORDANCE WITH PLAN 20R-2933.

METRIC NOTE
ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH THE SURVEY REPORT INCORPORATED ON FACE OF THE PLAN.

CLIENT'S NOTE
THIS REPORT WAS PREPARED FOR L.Z. GROUP INC. AND ITS SOLICITOR(S), MORTGAGEE(S) AND (OR) AGENT(S) AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON: DECEMBER 18, 2001.

DATE: JANUARY 3, 2002
JAND A. LEGAT, M.S.C.
ONTARIO LAND SURVEYOR

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MILTON, ONTARIO L9T 1H7
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OFFICE OF ORIGIN: OAKVILLE
CLIENT: L.Z. GROUP
O.L.S. FILE # 160-01 (80-278)

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