

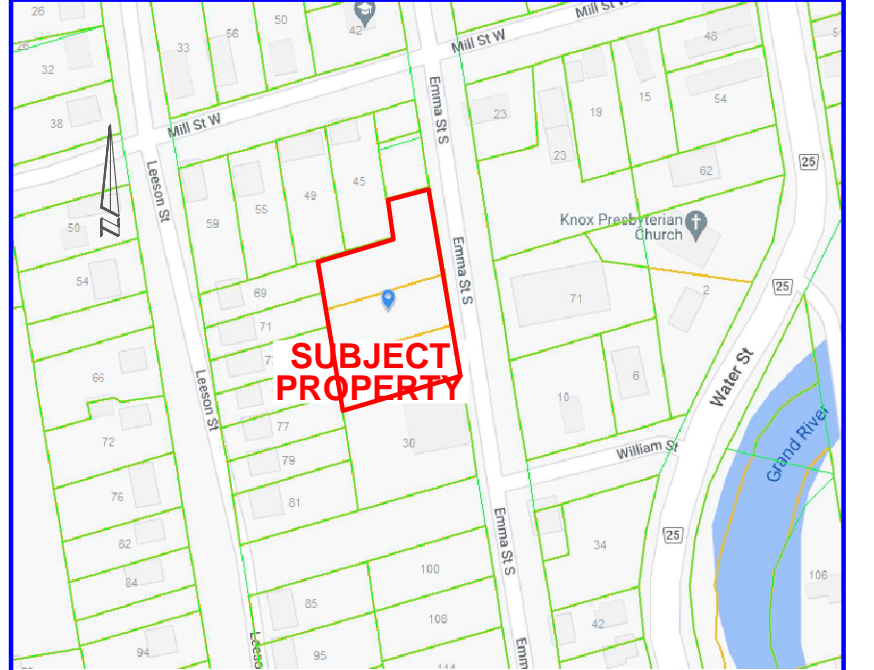
**TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 1
BLOCK 5
REGISTERED PLAN 22A
AND
ALL OF LOTS 13, 14 & 15
BLOCK 5
REGISTERED PLAN 33A
GEOGRAPHIC TOWNSHIP OF
EAST LUTHER
TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN**

SCALE 1 : 200

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH
BY 915 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

KEYMAP:



PROPERTY DESCRIPTION:

- PIN 34069-0106 (LT)
- ADDRESS: 40-60 EMMA STREET S
- PART OF LOT 1, REGISTERED PLAN 22A AND
- ALL OF LOTS 13, 14 & 15, REGISTERED PLAN 33A
- TOWN OF GRAND VALLEY

LEGEND:

—○—	DENOTES SURVEY MONUMENT SET
—■—	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES 0.15 x 0.15 x 0.60 IRON BAR
SIB	DENOTES 0.25 x 0.25 x 1.20 STANDARD IRON BAR
CLF	DENOTES CHAIN LINK FENCE
HYDRO	DENOTES HYDRO ONE INC.
STANTEC	DENOTES STANTEC GEOMATICS LTD.
789	DENOTES L. THOMSON, O.L.S.
1211	DENOTES P.J. WILLIAMS, O.L.S.
P1	DENOTES PLAN OF SURVEY BY BSRD DATED 1988
P2	DENOTES PLAN OF SURVEY BY STANTEC 78-6326, DATED OCT 10, 2014
P3	DENOTES PLAN OF SURVEY BY HYDRO, 78-5602, DATED FEB 9, 2007
P4	DENOTES 78-2516 BY 1211
HP WITH LIGHT	FIRE HYDRANT
HP	HYDRO METER
UP	WATER VALVE
CB	HYDRO POLE
HP	CATCHBASIN
GW	GUY WIRE
—○—	MANHOLE
—○—	BELL PEDESTAL
—○—	BELL
—○—	UNDERGROUND TEL
—○—	OVERHEAD HYDRO
—○—	FENCELINE
—○—	EDGE OF BUSH
—○—	TOP OF BANK
—○—	EXISTING ELEVATION
—○—	DECIDUOUS TREE
—○—	ASPHALT
—○—	CONCRETE

METRIC:

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

BENCHMARK:

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
CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOD MODEL HTV2.0, AS
SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK #1: TOP OF FIRE HYDRANT ALONG EMMA STREET,
HAVING AN ELEVATION OF 457.34 METRES.

SITE BENCHMARK #2: CUT CROSS ON RETAINING WALL AT THE CORNER OF
NORTH EAST CORNER OF THE SUBJECT PROPERTY, HAVING AN ELEVATION
OF 458.59 METRES.

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 GRID DISTANCES
AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN
AVERAGED COMBINED SCALE FACTOR OF 0.999572
- 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.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1, P2, P3	-0°26'21"

UNDERGROUND SERVICES NOTE

- ALL UNDERGROUND SERVICES INCLUDING STORM, SEWER, WATER,
SANITARY, GAS, HYDRO, TELEPHONE, & CABLE SERVICES HAVE NOT
BEEN LOCATED OR SURVEYED.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY
APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE
TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT
IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE
EXACT LOCATION OF ALL UTILITIES.

NOTE: ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 13th DAY OF DECEMBER, 2022.

DATE: JANUARY 20, 2023

JAMES M. LAWS
ONTARIO LAND SURVEYOR

REVISION SCHEDULE

No.	DATE	REVISIONS
1	JAN 20/23	FIRST SUBMISSION

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DRAWN BY: PJ CHECKED BY: JML PROJECT No. 31972-22
Jan 23, 2023 5:31:18 PM
C:\GRAND VALLEY\22A\BLOCK 4\ACAD\TOPO LT 13-15 PL 33A (31972-22)
(UTM2010).dwg

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