SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF PART OF
LOTS 33, 34, 35, 36, 37 AND 38
REGISTERED PLAN 725PF
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:150 METRIC
3 1.5 0 3 6 9 metres

R.A. McLAREN, O.L.S. – 2024

SURVEYOR'S REAL PROPERTY REPORT (PART 2)
PART OF LOTS 33, 34, 35, 36, 37 AND 38
REGISTERED PLAN 725PF
PIN 07117–0034 IS SUBJECT TO AN EASEMENT AS IN HR1705289 AS ILLUSTRATED ON THE PLAN.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY–LAWS.

THIS PLAN WAS PREPARED FOR
DAVID WILLIAM GERRARD, THOMAS GERRARD, DONALD GERRARD AND DEBRA GERRARD FOR PIN 07117–0033 (LT)
JEFFREY KEITH DIBENEDETTO FOR PINS 07117–0034 (LT), 07117–0035 (LT) AND 07117–0036 (LT)

PLAINS ROAD EAST
(ORIGINAL ROAD ALLOWANCE BETWEEN BROKEN FRONT CONCESSION & CONCESSION 1)
(PART 3, 30ST 1431 DEPARTMENT OF HIGHWAYS PLAN PLAN P–1857–44
ORDER–IN–COUNCIL 4000/59 FORMERLY THE KING'S HIGHWAY No. 2)
PIN 07122–0002 (LT)

CLEARVIEW AVENUE

BIRCHWOOD AVENUE
(BY REGISTERED PLAN 725PF)
PIN 07109–0018 (LT)

GLENWOOD AVENUE
(BY REGISTERED PLAN 725PF)
PIN 07109–0001 (LT)

TOWNSEND AVENUE

PART 7, MISC. PLAN 427
PART 6, MISC. PLAN 427
PART 5, MISC. PLAN 427

PIN 07117–0035 (LT)
PIN 07117–0034 (LT)
SUBJECT TO AN EASEMENT AS IN HR1705289
PIN 07117–0033 (LT)
PIN 07117–0036 (LT)
PIN 07117–0037 (LT)
PIN 07117–0032 (LT)

LOT 33 | LOT 34 | LOT 35 | LOT 36 | LOT 37 | LOT 38 | LOT 39

REGISTERED PLAN 725PF

SITE BENCHMARK
TOP OF CUT CROSS
ELEV.=101.044

BEARING COMPARISON
FOR BEARING COMPARISONS, A ROTATION OF 00°45'10" COUNTER CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & P4 TO CONVERT TO GRID BEARINGS

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999672319

INTEGRATION DATA

OBSERVED REFERENCE POINTS (SIRF's). UTM ZONE 17, NAD83 (CSRS) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP @	4790816.197	593349.932
ORP @	4795730.378	593272.805
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND:

■	DENOTES	MONUMENT SET
●	=	MONUMENT FOUND
CC	=	CUT CROSS
IB	=	IRON BAR
SIB	=	STANDARD IRON BAR
SSIB	=	SHORT STANDARD IRON BAR
828	=	A.T. McLAREN, O.L.S.
824	=	A.T. McLAREN, O.L.S.
BURL	=	CITY OF BURLINGTON
MMP	=	MACKAY MACKAY & PETERS
OU	=	ORIGIN UNKNOWN
Mmd	=	MEASURED
P1	=	REGISTERED PLAN 725
P2	=	MISC. PLAN 427
P3	=	PLAN BY MACKAY MACKAY & PETERS DATED FEBRUARY 25, 2007
P4	=	PLAN BY A.T. McLAREN, O.L.S. DATED MARCH 19, 2024
P5	=	PLAN BY A.T. McLAREN, O.L.S. DATED NOVEMBER 16, 1978
D1	=	INSTRUMENT 744002
D2	=	INSTRUMENT 434145
D3	=	INSTRUMENT 703228
D4	=	INSTRUMENT 823644
APP	=	APPROACH
BB	=	BOTTOM OF BANK
BBOX	=	BELL BOX
BH	=	BOREHOLE
CB	=	CATCH BASIN
CBOX	=	CABLE TV BOX
C	=	CENTRELINE
CLF	=	CHAIN LINK FENCE
DS	=	DOOR SILL
EVG	=	EVERGREEN
FH	=	FIRE HYDRANT
FM	=	FLUSH MOUNT
FS	=	FLAG STONE
GF	=	GARAGE FLOOR
GM	=	GAS METER
GW	=	GUY WIRE
HM	=	HYDRO METER
HP	=	HYDRO POLE
HV	=	HYDRO VAULT
HW	=	HEADWALL
ILS	=	INTER–LOCKING STONE
LF	=	LATTICE FENCE
LSA	=	LANDSCAPED AREA
PCI	=	PATIO CONCRETE INLAY
RF	=	RAIL FENCE
SRW	=	STONE RETAINING WALL
SS	=	STOP SIGN
TB	=	TOP OF BANK
U	=	OVERHEAD UTILITIES
UGG	=	UNDERGROUND GAS
WD	=	WINDOW SILL
WW	=	WINDOW WELL
ø	=	DIAMETER
//	=	NOT TO SCALE

BENCHMARK:
MONUMENT 44

Maplehurst School, 481 Plains Road East (Highway No. 2) 1.92 km northeast of Waterdown. Road; tablet in the front of southeast concrete foundation wall, 1.5m southwest of the most easterly of two entrances, 1.04m below red brick siding. No. 3488.

ELEVATION: 98.754 metres

NOTE:
UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE DERIVED FROM DRAWINGS BY CITY OF BURLINGTON DRAWING No. V1–6, E66 AND E–23–D

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

No.	DESCRIPTION	DATE	BY
3	ADDITIONAL TOPO – TREES, UT MRKS	MAY 5, 2025	MM
2	ADDED DISTANCES TO HYDRO POLES	SEPT 9, 2024	AS
1	REVISED STORM ON PLANS RD EAST	APRIL 8, 2024	JB

REVISIONS

METRIC NOTE:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE 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. THE SURVEY WAS COMPLETED ON THE 17th DAY OF JANUARY, 2024

15 JAN 2024
DATE

ROB A. McLAREN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 71846

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HAMILTON, ONTARIO, L8N 2B9
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Drawn	Checked	Crew Chief	Scale	Dwg.No. 37632
JB	RSM	DW	1:150	