SURVEYOR'S REAL PROPERTY REPORT

PART 1, PLAN OF

LOT 6
REGISTERED PLAN 20M–507
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. – 2023

PART 2
PLAN 20R–8287
PIN 07122–0104 (LT)

PIN 07122–0100 (LT)

PIN 07122–0095 (LT)

PART 1
PLAN 20R–12403
PIN 07122–0087 (LT)

PIN 07122–0061

PART 3
PLAN 20R–5360
PIN 07122–0071

PART 3
PLAN 20R–8287
PIN 07122–0072

PART 8, PLAN 20R–302

PART 6
PLAN 20R–9468
SUBJECT TO AN EASEMENT AS IN INSTRUMENT H414356

PART 7, PLAN 20R–9468
SUBJECT TO AN EASEMENT AS IN INSTRUMENT H414356

PIN 07122–0069 (LT)

2 STOREY CONCRETE BLOCK BUILDING No. 1038

2 STOREY CONCRETE BLOCK BUILDING No. 1026

SHED

HALTON STANDARD CONDOMINIUM PLAN 345

BLOCK 25646

HALTON STANDARD CONDOMINIUM PLAN 416

BLOCK 25718

SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE "A" OF DECLARATION HR 16/930

N43°33'25"E 70.967 (71.029 P1) (Msd)

N42°44'30"E 72.213 (P1 & Msd)

N44°57'45"W 45.459 (P1 & Msd)

N46°27'40"W 44.456 (P1 & Set)

N46°27'40"W 22.519 (P1 & Msd)

22.51 (P1 & Set)

41.148 (P1 & Msd)

4.593 (P1 & Msd)

3.859 (P1 & Msd)

3.591 (P1 & Msd)

13.240 (11.171 P1)

13.270 (13.198 P1)

5.00

COOKE BOULEVARD (BY PLAN 62M–507)

APPROACH

HOVERMAT

CONCRETE CURB

PARKING

ASPHALT

CHAIN LINK FENCE

FACE OF WRW 0.05 SW

FACE OF WRW ON LINE

FACE OF WRW 0.22 SW

FACE OF WRW 0.06 NE

EDGE OF ASPHALT

FACE OF SRW 0.15 SE

FACE OF SRW 0.08 SE

SRW

SWALE

TRENCH

CONCRETE CURB

HEDGE

CL OF HEDGE 1.39± SW

CL OF HEDGE 1.69± SW

LSA

EASTERLY CORNER OF LOT 6, PLAN 20M–507

SITE BENCH MARK
CUTSTAR
ELEV. = 100.55

BENCHMARK:
MONUMENT 3488

MAPLEHURST SCHOOL, 481 PLAINS ROAD EAST (HIGHWAY 2) 1.92 km NORTHEAST OF WATERDOWN ROAD, TABLET IN THE FRONT OF SOUTHEAST CONCRETE FOUNDATION WALL, 1.5 m SOUTHWEST OF THE MOST EASTERLY OF TWO ENTRANCES, 0.1 m BELOW RED BRICK SIDING No 3488

ELEVATION: 98.754 metres

SURVEYOR'S REAL PROPERTY REPORT (PART 2)

LOT 6, PLAN 20M–507
SUBJECT TO AN EASEMENT AS IN INST. H414356 AS ILLUSTRATED ON THE PLAN.

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

THIS PLAN WAS PREPARED FOR KATHLEEN DRYDEN

NOTE:

UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE LOCATED BY URBAN ENGINEERING CONSULTANTS DRAWING No. MC–4 (SHEET 2 OF 2)

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

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 0.9996950

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP'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 Ⓐ	4795709.943	593058.422
ORP Ⓑ	4795626.321	593041.671

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND:

□	DENOTES	MONUMENT SET
■	-	MONUMENT FOUND
IB	-	IRON BAR
PB	-	PLASTIC BAR
CC	-	CUT CROSS
SIB	-	STANDARD IRON BAR
SSIB	-	SHORT STANDARD IRON BAR
824	-	A.T. McLAREN, O.L.S.
OU	-	ORIGIN UNKNOWN
Msd	-	MEASURED
P1	-	HALTON STANDARD CONDOMINIUM PLAN No. 416
CORB	-	CONCRETE CURB
SRW	-	STONE RETAINING WALL
WRW	-	WOOD RETAINING WALL
HV	-	HYDRO VAULT
ELEC	-	ELECTRICAL
FH	-	FIRE HYDRANT
WV	-	WATER VALVE
LSA	-	LANDSCAPED AREA
MF	-	METAL FENCE
DS	-	DOOR SILL
GF	-	GARAGE FLOOR
BOL	-	BOLLARD
CB	-	CATCH BASIN
MH	-	MANHOLE
GM	-	GAS METER
HM	-	HYDRO METER
ø	-	DIAMETER
//	-	NOT TO SCALE

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 8th DAY OF MAY, 2023

10MAY2023
DATE

ROB A. McLAREN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 50786

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A.T. McLaren Limited
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HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559 FAX (905) 527–0032

Drawn	Checked	Crew Chief	Scale	Dwg.No.
JB	RBM	DW	1:150	37342

FILE NAME: 37342 Topo 1026 Cooke Boulevard.dwg LAYOUT: D–Size
LAST SAVED BY: Atmcd DATE: May 10, 2023