

SURVEYOR'S REAL PROPERTY REPORT,
PART 1
PAR OF LOT 20
GORE 'A'
GEOGRAPHIC TOWNSHIP OF SOUTH GRIMSBY
IN THE
TOWNSHIP OF WEST LINCOLN
(REGIONAL MUNICIPALITY OF NIAGARA)

SCALE & NOTES

SCALE: 1:300
0 2 4 6 8 10 20 30 Metres

THOMAS GONDO
ONTARIO LAND SURVEYOR
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LEGEND

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
IB	IRON BAR
SIB	STANDARD IRON BAR
OU	DENOTES ORIGIN UNKNOWN
N-E-W-S	DENOTES NORTH - EAST - WEST - SOUTH
S	DENOTES SET
M	DENOTES MEASURED
P1	DENOTES PLAN BY MacKAY, MacKAY & PETERS, O.L.S.
P2	DENOTES PLAN 30R-545
P3	DENOTES PLAN 30R-10434
DS	DENOTES DOOR SILL
HP	DENOTES HYDRO POLE
BR	DENOTES BRICK
FR	DENOTES FRAME
PWF	DENOTES POST & WIRE FENCE
PRF	DENOTES POST & RAIL FENCE
DT	DENOTES DECIDUOUS TREE
CT	DENOTES CONIFEROUS TREE
912	DENOTES A.J. CLARKE AND ASSOCIATES LTD.
1213	DENOTES J.D. PETERS, O.L.S.
655	DENOTES J.T. PETERS, O.L.S.
567	DENOTES R.B. ERWIN, O.L.S.
---	DENOTES SUBJECT LANDS BOUNDARY
---	DENOTES DEED LINE
---	DENOTES LOT LINE
-x-x-x-	DENOTES LIMIT OF STREET
-x-x-x-	DENOTES FENCE LINE
-x-x-x-	DENOTES OVER HEAD WIRE

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

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
LIMIT OF YOUNG STREET, HAVING A BEARING OF N73°13'00"W
AS SHOWN ON PLAN 30R-545.

BENCH MARK
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO COSINE BENCHMARK
No. 07720030029 HAVING AN ELEVATION OF 198.809 Metres, DATUM:CGVD28:78.

THIS PLAN WAS SIGNED WITH A SCANNED SIGNATURE AS A RESULT OF THE
EMERGENCY ORDER RELATED TO THE COVID-19 PANDEMIC

PART 2 - SURVEY REPORT

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:

- THERE WERE NO REGISTERED RIGHT OF WAY LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE
- THERE WERE NO REGISTERED EASEMENTS LISTED ON THE PARCEL REGISTER FOUND AT THE LAND REGISTRY OFFICE

REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:

- THERE WERE NO BOUNDARY FEATURES OBSERVED TO SUGGEST AN UNREGISTERED EASEMENT

COMPLIANCE WITH MUNICIPAL BY-LAWS

- THE PLAN DOES NOT CERTIFY ZONING COMPLIANCE

OTHERS

- THE FENCES ARE NOT ALWAYS ON THE PROPERTY LINES

THIS SURVEY IS PREPARED EXCLUSIVELY FOR BILL & CAROL GUMBERT AND
THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHERS.

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 JUNE 19, 2024.

DATE: JUNE 25, 2024

THOMAS GONDO
ONTARIO LAND SURVEYOR

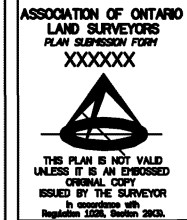


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DWN BY: KC

CHK BY: TG

JOB No. 24-098



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
XXXXXX
THIS PLAN IS NOT VALID
UNLESS IT IS AN ENCLOSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 2226, Section 24(2).