TOPOGRAPHIC PLAN OF SURVEY OF
ALL OF LOTS 81 & 82
REGISTERED PLAN 710
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

SCALE 1 : 200

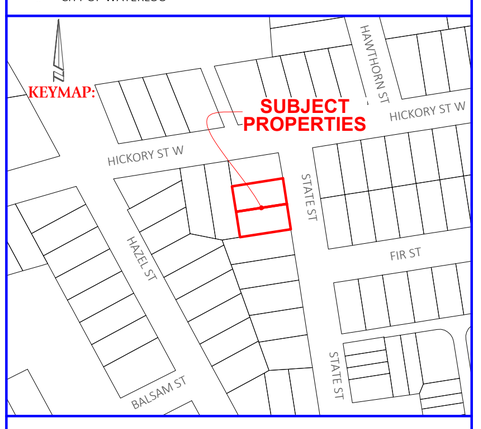
0 5 10 15 meters

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 914 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

PROPERTY DESCRIPTION:

- PIN 22363-0111 (LT), PIN 22363-0111 (LT)
- ADDRESS: 277-279 HAZEL STREET
- ALL OF LOTS 81 & 82, REGISTERED PLAN 710
- CITY OF WATERLOO



LEGEND:

—□—	DENOTES SURVEY MONUMENT SET
—■—	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES .015 x .015 x 0.60 IRON BAR
RIB	DENOTES ROUND IRON BAR
SIB	DENOTES .025 X .025 X 1.20 STANDARD IRON BAR
OU	DENOTES ORIGIN UNKNOWN
ACI	DENOTES AUER, CAMPBELL & IMS SURVEY CONSULTANTS INC.
HH	DENOTES HARVEY HALL, O.L.S.
375	DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
1114	DENOTES METZ & LORENTZ LTD.
1186	DENOTES MARTINUS VORSTEVELD INC.
1191	DENOTES GUENTHER RUEB SURVEYING LTD.
P1	DENOTES SURVEY BY 1191, DATED MARCH 11, 2009 FILE No. 73-21(30)
P2	DENOTES SURVEY BY 1191 MARCH 21, 2003 FILE No. 73-21(23)
P3	DENOTES SURVEY BY 1186, DATED JAN 29, 1988 FILE No. V-87764
P4	DENOTES TOPO SURVEY BY ACI WAT-710-PL-12528, DATED OCT 13, 2005
P5	DENOTES REGISTERED PLAN 710
P6	DENOTES DEPOSITED PLAN 58R-18238
D1	DENOTES INSTRUMENT No. 1461650
D2	DENOTES INSTRUMENT No. 555627

HYDRO METER HM — GAS METER GM
HP WITH LIGHT HPL — CATCHBASIN CB
BELL PEDESTAL BELL — MANHOLE MH
TV PEDESTAL CATV
EXISTING ELEVATION ×206.55
OVERHEAD HYDRO — OH — OH — OH —
FENCELINE — x — x — x —

DECIDUOUS TREE — ASPHALT
CONIFEROUS TREE — 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 CVGD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK #1: NAIL ON HYDRO POLE ALONG HAZEL STREET APPROX. 9.5m NORTH FROM NORTH EAST CORNER OF THE SUBJECT PROPERTY, HAVING AN ELEVATION OF 332.54 METRES.

SITE BENCHMARK #2: NAIL ON HYDRO POLE ALONG HAZEL STREET APPROX. 14.0m SOUTH EAST FROM SOUTH EAST CORNER OF THE SUBJECT PROPERTY, HAVING AN ELEVATION OF 332.87 METRES.

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999571
3. 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, P4	-0°17'00"
P3	-2°20'00"
P6	+0°01'35"

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:

1. 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.
2. THIS SURVEY WAS COMPLETED ON THE 16th DAY OF JANUARY, 2023.

DATE: FEBRUARY 1, 2023

RONALD MAK
ONTARIO LAND SURVEYOR

REVISION SCHEDULE

No.	DATE	REVISIONS
1	FEB 01/ 23	FIRST SUBMISSION

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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www.vanharten.com info@vanharten.com

DRAWN BY: PJ | CHECKED BY: RM | PROJECT No. 32045-22

Feb 1, 2023-8:38:40 AM
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