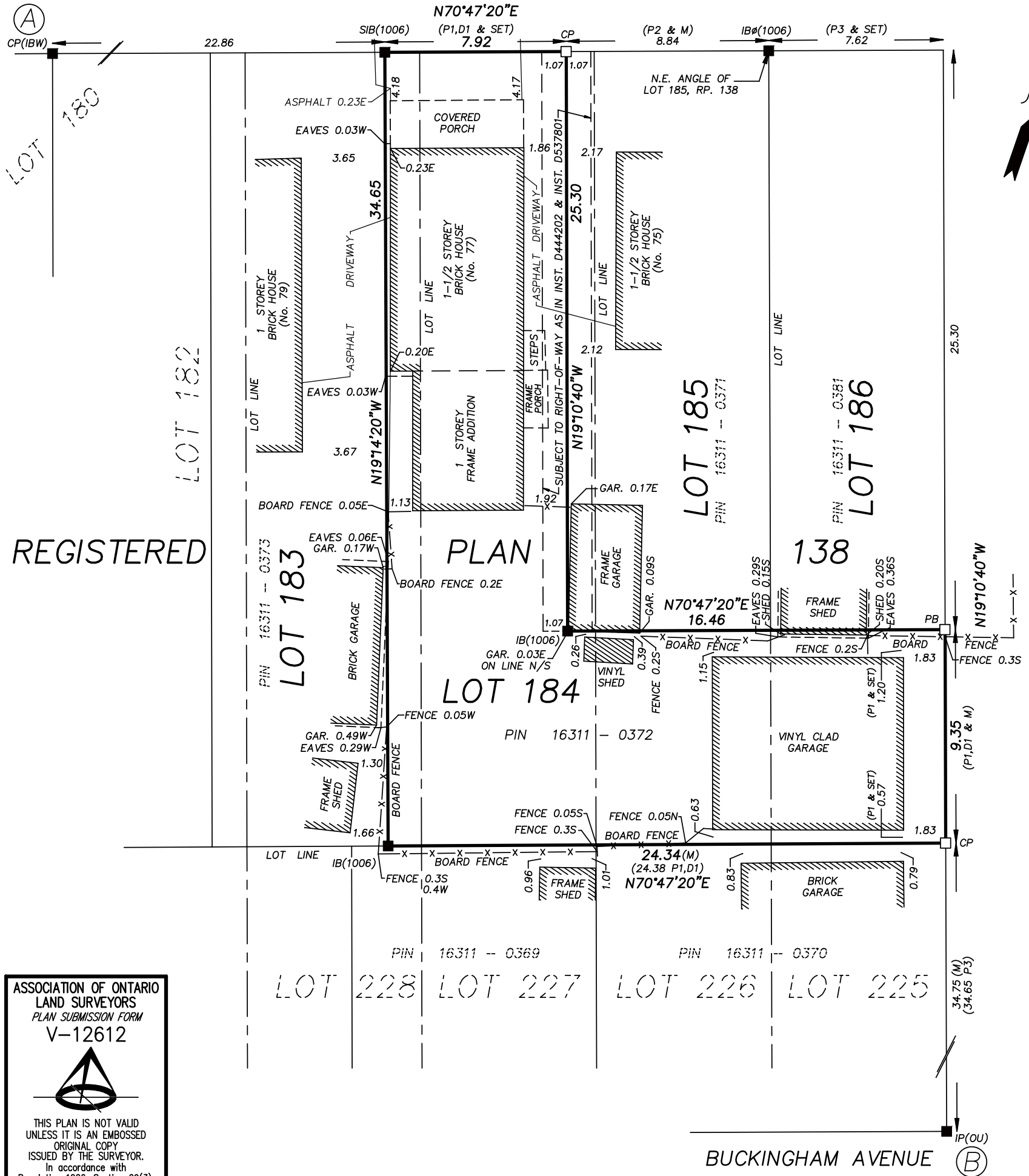


WESTMORELAND AVENUE

(BY REGISTERED PLAN 138)

PIN 16311 -- 0530



LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- IP DENOTES IRON PIPE
- ∅ DENOTES ROUND
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES SURVEY BY H. FLIM LTD., OLS, DATED OCTOBER 7, 1986 (11562)
- P2 DENOTES SURVEY BY H. FLIM LTD., OLS, DATED MAY 13, 1981 (9426)
- P3 DENOTES REGISTERED PLAN 138
- P4 DENOTES SURVEY BY H. FLIM LTD., OLS, DATED OCTOBER 4, 1985 (11081)
- D1 DENOTES INSTRUMENT D444202
- OU DENOTES ORIGIN UNKNOWN
- 1006 DENOTES H. FLIM, OLS
- IBW DENOTES IVAN B. WALLACE OLS LTD.

BUILDING TIES SHOWN HEREON ARE TO THE SIDING MATERIAL.

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83(CSRS)(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:

P1, P2 - 01°30'40" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999945.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON JUNE 24, 2021.

JUNE 30, 2021

DATE

C. Cranch
CRYSTAL CRANCH, O.L.S.

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SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY OF
PART OF LOTS 183, 184,
185 & 186
REGISTERED PLAN 138
CITY OF OSHAWA
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 200 METRES



PART 2: REPORT

DESCRIPTION:

PIN 16311-0372 PART OF LOTS 183, 184, 185 & 186, REGISTERED PLAN 138, CITY OF OSHAWA, AS DESCRIBED IN INST. D444202.

MUNICIPAL ZONING:

THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.

REGISTERED EASEMENTS:

SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY AS IN INST. D444202 & INST. D537801.

ADDITIONAL COMMENTS:

- NOTE THE FENCE TYPES AND LOCATIONS.
- THE EAVES ATTACHED TO HOUSE No. 77 EXTEND ACROSS THE WESTERLY PROPERTY LIMIT.
- THE SOUTH SIDE OF A FRAME GARAGE EXTENDS ACROSS THE NORTHERLY PROPERTY LIMIT.
- THE SOUTH SIDE OF A FRAME SHED AND THE ATTACHED EAVES EXTEND ACROSS THE NORTHERLY PROPERTY LIMIT.
- THE EAVES ATTACHED TO A BRICK GARAGE EXTEND ACROSS THE WESTERLY PROPERTY LIMIT.

CURRENT OWNER: JACLYN FRANCISCO GOMES
CAMERON ALEXANDER WARD

PREPARED FOR: CAMERON WARD

CAUTION

THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRS)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4864162.11	670789.66
B	4864112.15	670857.05

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: ZF | DRAWN BY: MSJ | CHECKED BY: CC | PLOT DATE: JUNE 30/21
 FILE NAME: A-027262 SRPRv2 | copies available at LandSurveyRecords.com

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-12612

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).