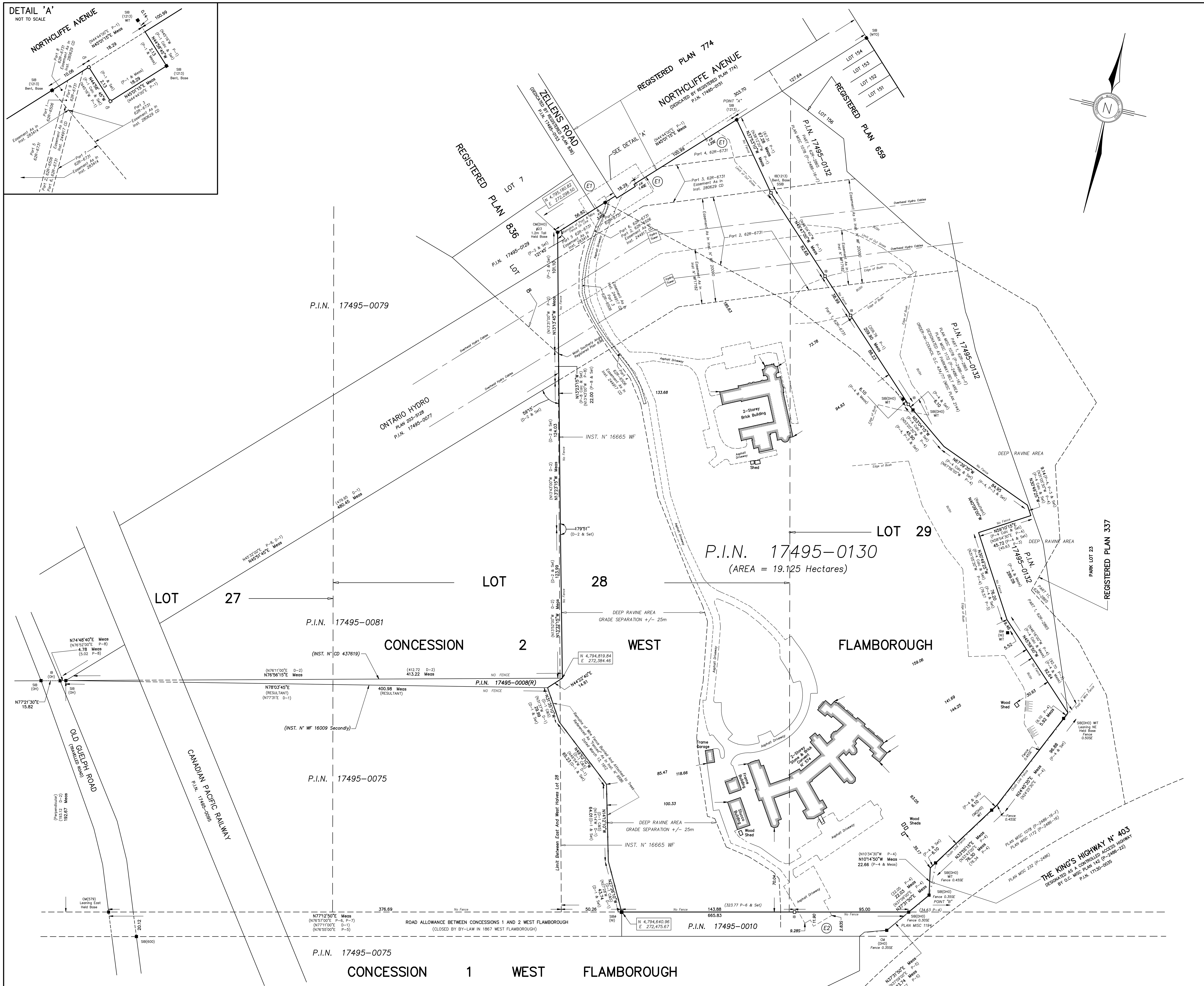

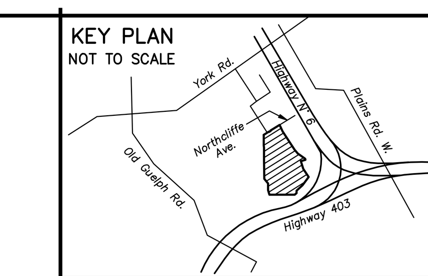

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2017164
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

SURVEYOR'S REAL PROPERTY REPORT – PLAN OF

PART OF LOT 28 AND 29
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH)
CITY OF HAMILTON
(FORMERLY THE TOWN OF DUNDAS)

SCALE 1 : 1000
20 0 20 40 60
GRAPHIC SCALE – METRES

BEARING NOTE
ALL BEARINGS SHOWN HEREON ARE 3° MTM PROJECTION, ZONE 10, CENTRAL MERIDIAN NAD-83 (CSRS:2010.0) AND WERE DERIVED FROM THE OBSERVATIONS AT POINTS "A" AND "B".
SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 10, NAD-83 (CSRS:2010.0).
CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT N°	NORTHING	EASTING
"A"	4,795,305.257	272,423.033
"B"	4,794,711.298	272,722.021

CO-ORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
BEARING COMPARISONS ARE AS SHOWN ON THE ORIGINAL PLANS.

DISTANCE NOTE
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998998.

METRIC NOTE
DISTANCES AND CO-ORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
ø	DENOTES ROUND
CM	DENOTES CONCRETE MONUMENT
SB	DENOTES SUBDIVISION BAR
P.I.N.	DENOTES PROPERTY IDENTIFICATION NUMBER
(NI)	DENOTES NO IDENTIFICATION
(579)	DENOTES G.C. TYRRELL, O.L.S.
(600)	DENOTES S. WOODS, O.L.S.
(950)	DENOTES CUNNINGHAM McCONNELL LIMITED
(1213)	DENOTES J.D. PETERS, O.L.S.
(DHO)	DENOTES DEPARTMENT OF HUGHWAYS OF ONTARIO
(MTO)	DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
(OH)	DENOTES ONTARIO HYDRO
WIT	DENOTES WITNESS
CALC	DENOTES CALCULATED
(C&S)	DENOTES CALCULATED AND SET
(C&M)	DENOTES CALCULATED AND MEASURED
P-1	DENOTES PLAN 62R-6731
P-2	DENOTES REGISTERED PLAN 836
P-3	DENOTES PLAN 62R-2865
P-4	DENOTES PLAN MISC 1078
P-5	DENOTES PLAN MISC 1194
P-6	DENOTES PLAN BY MacKAY MacKAY DATED 26 JANUARY 1943
P-7	DENOTES PLAN MISC 232 (P-2486)
P-8	DENOTES PLAN NY ONTARIO HYDRO 203-5128
D-1	DENOTES INSTRUMENT N° 16009 WF
D-2	DENOTES INSTRUMENT N° 437619 CD

TOPOGRAPHIC LEGEND

AW	DENOTES ANCHOR WIRE(S)
BB	DENOTES BELL BOX
-B-	DENOTES U/G BELL CABLE
CON-0.20	DENOTES CONIFEROUS TREE 0.20 DIA
DEC-0.20	DENOTES DECIDUOUS TREE 0.20 DIA
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
-G-	DENOTES U/G GAS MAIN
-H-	DENOTES U/G HYDRO CABLE
LS	DENOTES LIGHT STANDARD (LAMP)
MH	DENOTES MANHOLE
-OW-	DENOTES OVER HEAD WIRE(S)
-SAN-	DENOTES SANITARY SEWER
-STM-	DENOTES STORM SEWER
UP	DENOTES UTILITY POLE
UPLS	DENOTES UTILITY POLE/LIGHT STANDARD
WV	DENOTES WATER VALVE (KEY)
-W-	DENOTES U/G WATER MAIN

PART 2 – SURVEY REPORT

1. MONUMENTATION:
   IN ACCORDANCE WITH THE ONTARIO REGULATION N° 525/91 UNDER THE SURVEYORS ACT.
2. COMPARISONS:
   SOME DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THOSE DEPICTED ON PREVIOUS PLANS.
   COMPARISONS ON FACE OF THE PLAN.
3. FENCES:
   AS INDICATED ON FACE OF THE PLAN.
4. NOTABLE FEATURES:
   ASIDE FROM FENCING, THE FOLLOWING ITEMS MAY CONSTITUTE AN ENCROACHMENT:
   (E1) FOUR ANCHOR WIRES ALON NORTHCLIFFE AVENUE ARE PARTLY WITHIN THE LIMITS OF THE SUBJECT LANDS.
   (E2) PART OF ASPHALT PARKING LOT AT THE REAR OF THE SUBJECT LANDS IS WITHIN THE LIMITS OF ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 WEST FLAMBOROUGH (P.I.N. 17495-0010).
5. EASEMENTS/RIGHTS-OF-WAY:
   SUBJECT TO THE FOLLOWING EASEMENTS:
   (A) IN FAVOUR OF THE ONTARIO HYDRO FOR THE TRANSMISSION LINES AS SET IN INSTRUMENT N° WF 17182.
   (B) IN FAVOUR OF THE ONTARIO HYDRO FOR THE TRANSMISSION LINES AS SET IN INSTRUMENT N° WF 20090.
   (C) IN FAVOUR OF HER MAJESTY THE QUEEN REPRESENTED BY THE MINISTER OF GOVERNMENT SERVICES OVER PARTS 3, 8 AND 9, PLAN 62R-6731 AS IN INSTRUMENT N° 280629 CD.
   (D) IN FAVOUR OF HER MAJESTY THE QUEEN REPRESENTED BY THE MINISTER OF GOVERNMENT SERVICES OVER PARTS 5, 6 AND 7, PLAN 62R-6731 AS IN INSTRUMENT N° 283414.
   (E) IN FAVOUR OF THE UNION GAS LIMITED OVER PARTS 2, 3 AND 4, PLAN 62R-6506 AS IN INSTRUMENT N° CD 244917.
6. WEST PROPERTY LIMIT:
   THE WEST LIMIT OF THE SUBJECT LANDS WAS RE-ESTABLISHED FROM THE ADJOINING DEEDS WF16009 AND CD437619. THE SUBJECT LAND'S DEED WF16665 REFERS TO THE CENTRE LINE OF TOWNSHIP LOT 28.
   THE LIMIT WITH PARCEL 17495-0075 WAS USED AS PER THE DEED WF9586 DATED MARCH 13, 1912 AND SHOWING THE LIMIT "FENCED". WE FOUND SOME TRACES OF THE OLD WIRE FENCE BURIED IN THE GROUND AND ATTACHED TO TREES.
6. ZONING:
   TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE CITY OF HAMILTON.

CLIENT'S NOTE
THIS REPORT WAS PREPARED FOR CONGREGATION OF THE SISTERS OF ST. JOSEPH IN CANADA AND ITS SOLICITOR(S), MORTGAGEE(S) AND (OR) AGENT(S) AND THE UNDESIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 24TH DAY OF OCTOBER 2017.

DATE: OCTOBER 24, 2017

JARO A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

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MILTON, ONTARIO L9T 1N7
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FAX (905) 878-6672
E-mail: cml@primus.ca

O.L.S. FILE N° 143-17
PLAN N° 143-17-1