F-1288

PART 2 – SURVEY REPORT

– DESCRIPTION
LOT 62 & PART OF LOT 61
PLAN 743
TOWNSHIP OF WAINFLEET
REGIONAL MUNICIPALITY OF NIAGARA

– REGISTERED EASEMENTS AND / RIGHTS–OF–WAY
NONE

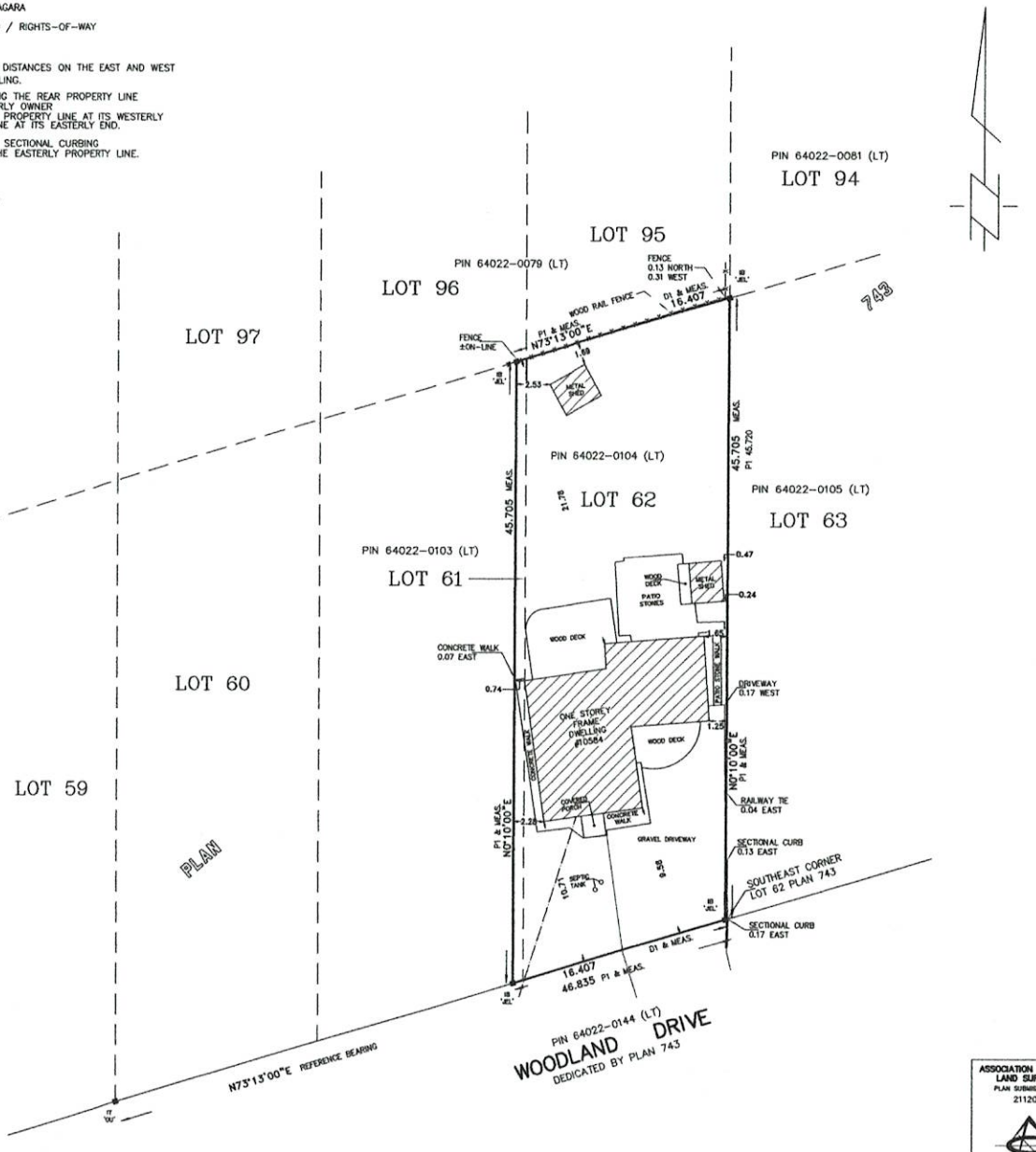
– BOUNDARY FEATURES
a) PLEASE NOTE THE SIDEYARD DISTANCES ON THE EAST AND WEST SIDES OF THE SUBJECT DWELLING.

b) THE WOOD RAIL FENCE ALONG THE REAR PROPERTY LINE BELONGING TO THE NORTHERLY OWNER WAS FOUND TO BE ON THE PROPERTY LINE AT ITS WESTERLY END AND CLEAR OF THE LINE AT ITS EASTERLY END.

c) THE GRAVEL DRIVEWAY AND SECTIONAL CURBING VARIES WITH RESPECT TO THE EASTERLY PROPERTY LINE.

– ZONING COMPLIANCE
NOT VERIFIED BY THIS SURVEY.

– ADDITIONAL REMARKS
NONE



ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2112052

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

SURVEYORS REAL PROPERTY REPORT
PART 1

LOT 62 & PART OF LOT 61
PLAN 743

IN THE

TOWNSHIP OF WAINFLEET
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:200

0 5 10 15 20 25 30 metres

LANTHIER & GILMORE SURVEYING LTD.
2020

LEGEND

⊕	DENOTES	SURVEY MONUMENT FOUND	'JEL'	DENOTES	LANTHIER & GILMORE SURVEYING LTD.
⊖	"	SURVEY MONUMENT SET	'AGM'	"	ARCHIBALD, GRAY & McKAY LTD. O.L.S.'s
SIB	"	STANDARD IRON BAR	P1	"	PLAN 743
SSIB	"	SHORT STANDARD IRON BAR	D1	"	INST. No. R0714573
IB	"	IRON BAR			
IBø	"	ROUND IRON BAR			
IT	"	IRON TUBE			
PB	"	PLASTIC BAR			
CC	"	CUT CROSS			
'OU'	"	ORIGIN UNKNOWN			
MEAS.	"	MEASURED			

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND REFERRED TO THE NORTHERLY LIMIT OF WOODSIDE DRIVE AS SHOWN ON PLAN 743 HAVING A BEARING OF N73°13'00"E.

DISTANCE NOTE

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

NOTE:

NO PERSON MAY COPY, REPRODUCE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF MARK GILMORE.

NOTE:

THIS REPORT WAS PREPARED FOR PETER AND TERESA WELTON AND THE UNDERSIGNED 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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON SEPTEMBER 17, 2020.

DATE: SEPTEMBER 29, 2020

MARK GILMORE
ONTARIO LAND SURVEYOR

LANTHIER & GILMORE SURVEYING LTD.
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835–5477

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