



SURVEYOR'S REAL PROPERTY REPORT  
 SHOWING TOPOGRAPHY  
 PART 1 - PLAN SHOWING  
**PART OF LOT 44  
 CONCESSION 2 AND  
 PART OF THE  
 ORIGINAL ROAD ALLOWANCE  
 BETWEEN CONCESSIONS 2 AND 3**  
 GEOGRAPHIC TOWNSHIP OF ANCASTER  
 NOW IN THE  
**CITY OF HAMILTON**

SCALE 1 : 200

MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.  
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**PART 2 - SURVEY REPORT**

- DESCRIPTION  
 PART OF LOT 44, CONCESSION 2 AND PART OF THE ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, TOWNSHIP OF ANCASTER
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
 NO REGISTERED EASEMENTS OR RIGHTS-OF-WAY ON TITLE
- BOUNDARY FEATURES  
 EXISTING FENCES ALONG THE EAST, WEST AND SOUTHERN PROPERTY LIMITS
- ZONING COMPLIANCE  
 HAS NOT BEEN VERIFIED BY THIS SURVEY
- ADDITIONAL REMARKS  
 PREPARED FOR VALERY HOMES

**ELEVATION NOTE**

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928-78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

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

**NOTES**

- BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99965375.
- FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION HAS BEEN APPLIED TO BEARINGS ON THE FOLLOWING PLANS  
 P1 00°44'40"  
 P2 00°44'40"
- ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	582 774.009	4 785 965.679
ORP (B)	582 729.844	4 785 923.681
ORP (C)	582 764.315	4 785 833.931

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

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED
- 655 DENOTES J.T. PETERS, O.L.S.
- 744 DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING, LTD.
- 912 DENOTES A.J. CLARKE, O.L.S.
- MTC DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATIONS OF ONTARIO
- 1339 DENOTES WILLIAM A. MASCOE, O.L.S.
- P1 DENOTES PLAN 62R-9799
- P2 DENOTES PLAN 62R-13101
- P3 DENOTES REGISTERED PLAN 62M-422
- P4 DENOTES PLAN 62R-403 (HIGHWAY PLAN P-1651-78)
- D1 DENOTES INST. NO. AN27782
- D2 DENOTES INST. NO. AN29335

**TOPOGRAPHIC LEGEND**

- HP DENOTES HYDRO POLE
- ⊕ DENOTES FIRE HYDRANT
- ⊖ WK DENOTES WATER KEY

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON MAY 19, 2017.

May 31, 2017 DATE  
 DASHA PAGE ONTARIO LAND SURVEYOR

**MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LTD.**  
 SURVEYING MAPPING GIS  
 SURVEYING LIMITED  
 A wholly owned subsidiary of J.D. Barnes Limited  
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DRAWN BY: TSH CHECKED BY: AC/DP REFERENCE NO: 17-16-265-00-A (SRPR)  
 FILE: G:\17-16-265\00\Drawing\17-16-265-00-A (Topo-Spr).dgn DATED: MAY 24, 2017  
 PLOTTED: 5/30/2017

