SURVEYOR'S REAL PROPERTY REPORT–PART 1

PLAN OF PART OF BLOCK A REGISTERED PLAN 279

CITY OF OSHAWA

REGIONAL MUNICIPALITY OF DURAHM

SCALE 1:250

0 1 2 3 4 5 10 15 20m

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Ontario Land Surveyors

Part 2: Report

NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE
FENCES AS SHOWN
SURVEY PREPARED FOR ALBANY STREET INVESTMENTS LIMITED

Metric

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

Bearing note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF FRONT STREET, HAVING A BEARING OF N17°08'50"W AS SHOWN ON PLAN 40R–1295.

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT SET
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
FH	"	FIRE HYDRANT
UP	"	UTILITY POLE
MH	"	MANHOLE
WIT	"	WITNESS
CB	"	CATCH BASIN
BB	"	BELL BOX
OH	"	OVERHEAD WIRE
P.I.N.	"	PROPERTY IDENTIFIER NUMBER
TS	"	TRAFFIC SIGN
MP	"	METAL POST
PC	"	POINT OF CURVATURE
TV	"	TV BOX
WV	"	WATER VALVE/KEY
UU	"	UNDERGROUND UTILITY

DBF	DENOTES	DOUBLE BOARD FENCE
BDF	"	BOARD FENCE
CLF	"	CHAIN LINK FENCE
1005	"	C. F. FLEISCHMANN O.L.S.
1137	"	R. G. McKIBBON O.L.S.
1056	"	IVAN B. WALLACE O.L.S.
1215	"	ERTL SURVEYORS O.L.S.
FDN	"	FOUNDATION
P1	"	PLAN BY ERTL SURVEYORS, O.L.S. DATED MARCH 17, 2010
P2	"	PLAN 40R–30156
N/S/E/W	"	NORTH/SOUTH/EAST/WEST
M	"	MEASURED
	"	DECIDUOUS TREE
	"	CONIFEROUS TREE

LOT 14 | REGISTERED | LOT 13 | PLAN | LOT 12 | 41 | LOT 11

PART 1, PLAN 40R–6949

ALBANY STREET (DEDICATED BY REGISTERED PLAN 41)

PIN 16370 – 0324

Centre Line of Road

N72°49'20"E 74.907 (P1&M)

North West Corner Block A Reg'd Plan 279

ASPHALT

BLOCK A 279 30156

AREA = 6366.3 Sq.m.

APPROXIMATE LOCATION OF A TUNNEL SHOWN ON PLAN 40R–6765 NOT CONFIRMED BY FIELD SURVEY.

No. 500 (Howard Street) 2–Storey Brick Building

PART OF LOT C–36 REGISTERED MUNICIPAL PLAN No. 335

ALBERT STREET (DEDICATED BY REGISTERED PLAN 41) PIN 16370 – 0360

WIDENING BY BY–LAW 26–90, INST. No.D149302

N17°41'05"W 59.957 (P1&M)

PART 2, 40R – 30156

PART 3, PLAN 40R–6765

N17°08'50"W 17.500 (P1&M)

R=121.336 (P1&Set) A=21.080 (P1&M) C=21.067 (P1&M) N12°04'25"W (P1&M)

PART 2, PLAN 40R–6765

N17°40'35"W 57.580 (P1&M)

N17°10'15"W 79.208 (P1&M)

PART 1, PLAN 40R–19324

PART 1, PLAN 40R–7394

WIDENING BY BY–LAW 26–90, INST. No.D159167

FRONT STREET (DEDICATED BY REGISTERED PLANS 41 AND 279) PIN 16370 – 0356

N17°08'50"W (REFERENCE BEARING)

N72°39'35"E 38.197 (P1&M) 40.712(P1&M)

LOT 27 PIN 16370–0071

LOT 26 PIN 16370–0070

LOT 25 PIN 16370–0069

LOT 24 PIN 16370–0068

LOT 23 PIN 16370–0067

LOT 22 PIN 16370–0066

LOT 21 PIN 16370–0065

LOT 20 PIN 16370–0064

LOT 19

LOT 1 PIN 16370–0080

LOT 7

No. 467 2–Storey Brick Dwelling DSE=104.53

No. 469 2–Storey Brick Dwelling DSE=104.59

No. 473 2–Storey Brick Dwelling DSE=104.23

No. 492 2–Storey Vinyl Clad Dwelling

N73°18'45"E 33.774 (P1&M)

CANADIAN NATIONAL RAILWAY OSHAWA RAILWAY (AS SHOWN ON PLAN 335) LANDS

FIRST AVENUE (DEDICATED BY REGISTERED PLAN 129)

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2184078

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

Benchmark

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF OSHAWA B.M. No. 98, ELEVATION = 100.084m

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 THE 6TH DAY OF JANUARY, 2022

January 27th., 2022
Date

Lawrence O. Ertl
Ontario Land Surveyor

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DRAWING: 21673–TB–2022–JAN–21.DWG PROJECT: 21673
CALC. BY LE, DRAWN BY DH, CHECKED BY CL