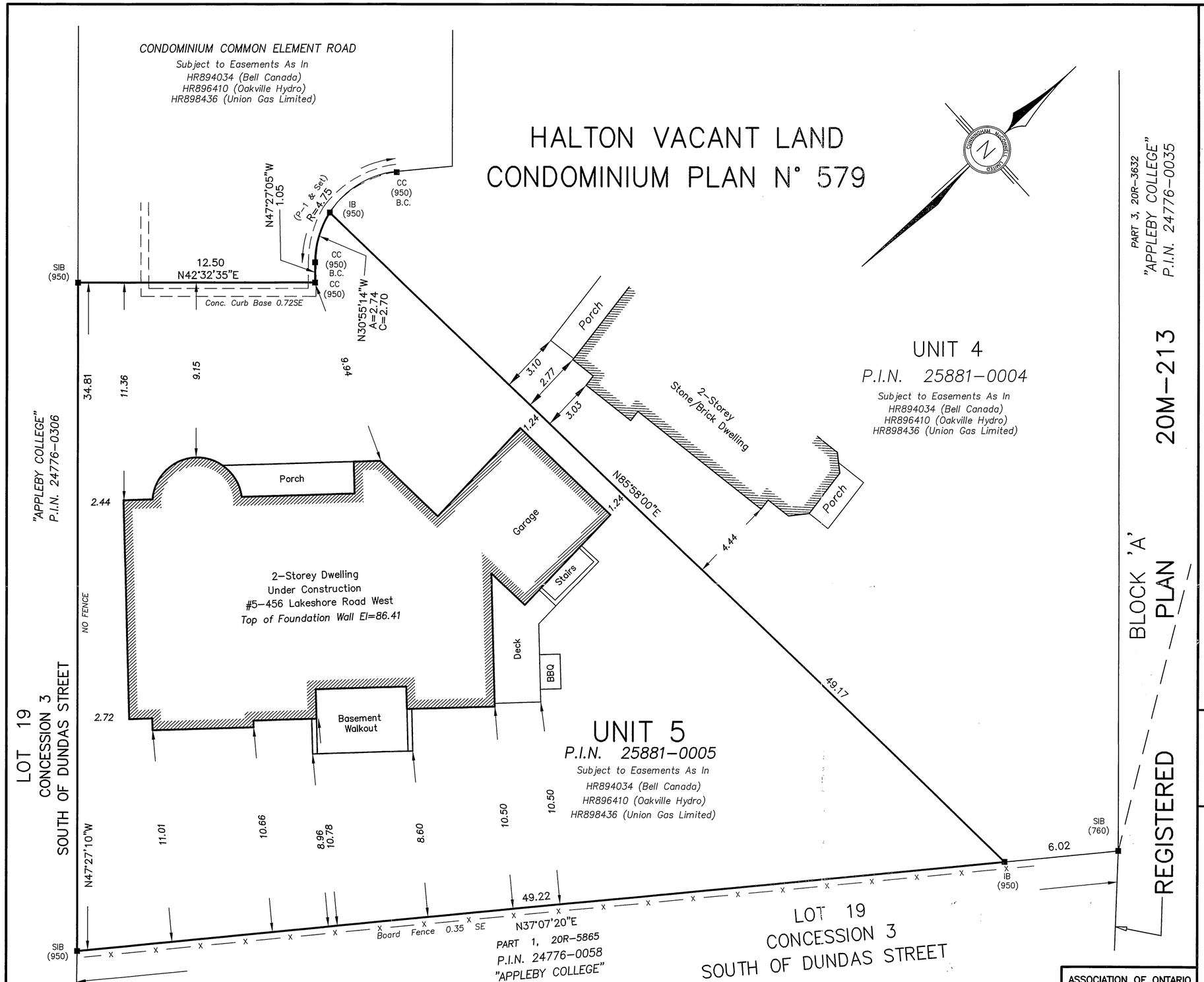

SURVEYOR'S REAL PROPERTY REPORT – PLAN OF

UNIT 5
HALTON VACANT LAND CONDOMINIUM
PLAN N° 579

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF

SCALE 1 : 150

3 0 3 6 9

GRAPHIC SCALE – METRES

BEARING NOTE

ALL BEARINGS SHOWN HEREON ARE UTM GRID, DERIVED FROM CONTROL MONUMENTS N° 04519910024 AND 04519910026 BEING NAD 83 (ORIGINAL), 6° UTM PROJECTION, CENTRAL MERIDIAN 81° WEST LONGITUDE, ZONE 17.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD–83 (ORIGINAL). CO–ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT N°	NORTHING	EASTING
04519910024	4,809,846.543	606,414.821
04519910026	4,808,835.089	605,992.768

CO–ORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE–ESTABLISHED CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED INTO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999733.

METRIC NOTE

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

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE TOWN OF OAKVILLE CONTROL STATION 045910026 HAVING AN ELEVATION OF 86.320m (NAVD–83).

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
CC	DENOTES CUT CROSS
CM	DENOTES CONCRETE MONUMENT
CP	DENOTES CONCRETE PIN
P.I.N.	DENOTES PROPERTY IDENTIFICATION NUMBER
(NI)	DENOTES NO IDENTIFICATION
(760)	DENOTES McCONNELL MAUGHAN LIMITED
(950)	DENOTES CUNNINGHAM McCONNELL LIMITED
B.C.	DENOTES BEGINING OF CURVE
P–1	DENOTES HVLCP 579

CLIENT'S NOTE

THIS REPORT WAS PREPARED FOR ROCK CLIFF CUSTOM HOMES AND ITS SOLICITOR(S), MORTGAGEE(S) AND (OR) AGENT(S) 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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 25TH DAY OF AUGUST 2015.

DATE: AUGUST 25, 2015

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

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

1200 SPEERS ROAD, UNIT 38
OAKVILLE, ONTARIO L6L 2X4
PHONE (905) 845–3497
FAX (905) 845–3519

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878–7810
FAX (905) 878–6672

PARTY CHIEF: S. McMENEMY	O.L.S. FILE N° 152–07
DRAWN BY: JAL	
PAPER SIZE: 900mm X 450mm *PLOT SCALE 1 : 0.15*	*PLAN N° 152–07–12*

PART 2 – SURVEY REPORT

1. **MONUMENTATION:**
   IN ACCORDANCE WITH THE ONTARIO REGULATION N° 525/91 UNDER THE SURVEYORS ACT.
2. **COMPARISONS:**
   GOOD AGREEMENT BETWEEN FIELD MEASUREMENTS AND THOSE DEPICTED ON HALTON VACANT LAND CONDOMINIUM PLAN N° 579.
3. **FENCES:**
   AS INDICATED ON FACE OF THE PLAN.
4. **NOTABLE FEATURES:**
   ASIDE FROM FENCING, WE FOUND NO VISIBLE ITEM(S) THAT MAY CONSTITUTE AN ENCROACHMENT.
5. **EASEMENTS/RIGHTS–OF–WAY:**
   SUBJECT TO THE FOLLOWING EASEMENTS AFFECTING ALL OF UNIT 5:
   – *IN FAVOUR OF BELL CANADA AS IN INSTRUMENT N° HR894034;*
   – *IN FAVOUR OF OAKVILLE HYDRO ELECTRICITY DISTRIBUTION INC AS IN INSTRUMENT N° HR896410;*
   – *IN FAVOUR OF UNION GAS LIMITED AS IN INSTRUMENT N° HR898436;*
6. **ZONING:**
   TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM

1940298

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