

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 ITEM MAY CONSTITUTE AN ENCROACHMENT:
(E1) ASPHALT DRIVEWAY ASSOCIATED WITH THE SUBJECT LANDS IS PARTLY WITHIN THE LIMITS OF THE LANDS ADJOINING TO THE EAST (#1341 AVON CRESCENT).

(E1) OVER HEAD WIRE(S) SERVICING THE SUBJECT LANDS ARE CROSSING THE LANDS ADJOINING TO THE EAST.

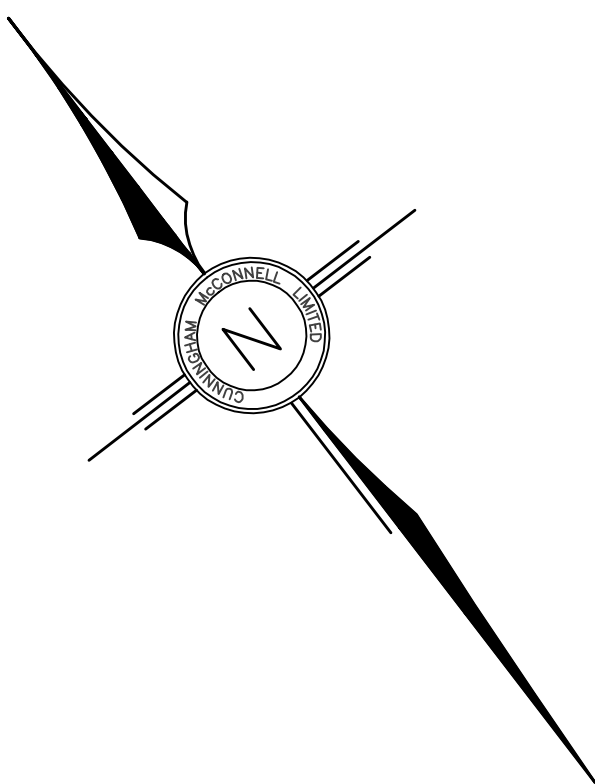
5. EASEMENTS/RIGHTS-OF-WAY:

BELL CANADA EASEMENT OVER THE REAR 1.22m AS SET OUT IN INSTRUMENT N° TW32492.

6. ZONING:

TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

AVON CRESCENT
(DEDICATED BY REGISTERED PLAN 592)
P.I.N. 24793-0097



SURVEYOR'S REAL PROPERTY REPORT – PLAN OF
LOT 93
REGISTERED PLAN 592
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
SCALE 1 : 150
3 0 3 6 9
GRAPHIC SCALE – METRES

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2037480

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

TOPOGRAPHIC LEGEND
AW DENOTES ANCHOR WIRE(S)
BB DENOTES BELL BOX
CB 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
H DENOTES U/G GAS MAIN
LS DENOTES U/G HYDRO CABLE
L 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

LEGEND:
SIB DENOTES SURVEY MONUMENT FOUND
SSIB DENOTES SURVEY MONUMENT SET
IB DENOTES STANDARD IRON BAR
P.I.N. DENOTES SHORT STANDARD IRON BAR
(E1) DENOTES PROPERTY IDENTIFICATION NUMBER
WIT DENOTES ENCROACHMENT REFERENCE
(819) DENOTES T. STAUSKAS, O.L.S.
(950) DENOTES CUNNINGHAM McCONNELL LIMITED
(1128) DENOTES D. HORWOOD, O.L.S.
(1672) DENOTES T. STAUSKAS, O.L.S.
P-1 DENOTES REGISTERED PLAN 592
P-2 DENOTES REGISTERED PLAN 20M-544
P-3 DENOTES PLAN BY T. STAUSKAS OCT 2/15
P-4 DENOTES PLAN BY JAMES & WANDABENSE AUGUST 10, 1955

BEARING NOTE
ALL BEARINGS SHOWN HEREON ARE ASTRONOMIC AND WERE DERIVED FROM THE SOUTHWEST LIMIT OF AVON CRESCENT HAVING A BEARING OF N26°43'10"E IN ACCORDANCE WITH PLAN BY TONY STAUSKAS DATED OCTOBER 2, 2015.
METRIC NOTE
ALL DISTANCES 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 BENCHMARK N° 0-75 HAVING AN ELEVATION OF 95.23m (CGVD-1928).

CLIENT'S NOTE
THIS REPORT WAS PREPARED FOR LOUIE MANGARDI AND HIS 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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MARCH 20, 2018.
DATE: MARCH 20, 2018
JARD A. LEGAT, M.Sc.
ONTARIO LAND SURVEYOR

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PLAN 144-17-1
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