

PART 2 – SURVEY REPORT

1. DESCRIPTION OF LAND:

ALL OF LOT 14, REGISTERED PLAN 805.

2. REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

BELL CANADA EASEMENT OVER THE REAR 1.22m AS IN INSTRUMENT N° 102286.
TOWN OF OAKVILLE EASEMENT AS IN INSTRUMENT N° 425674.

3. BOUNDARY FEATURES:

ASIDE FROM FENCING, WE FOUND NO VISIBLE FEATURES MAY AFFECT THE BOUNDARY.

4. MUNICIPAL ZONING COMPLIANCE:

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

5. ZONING DATA:

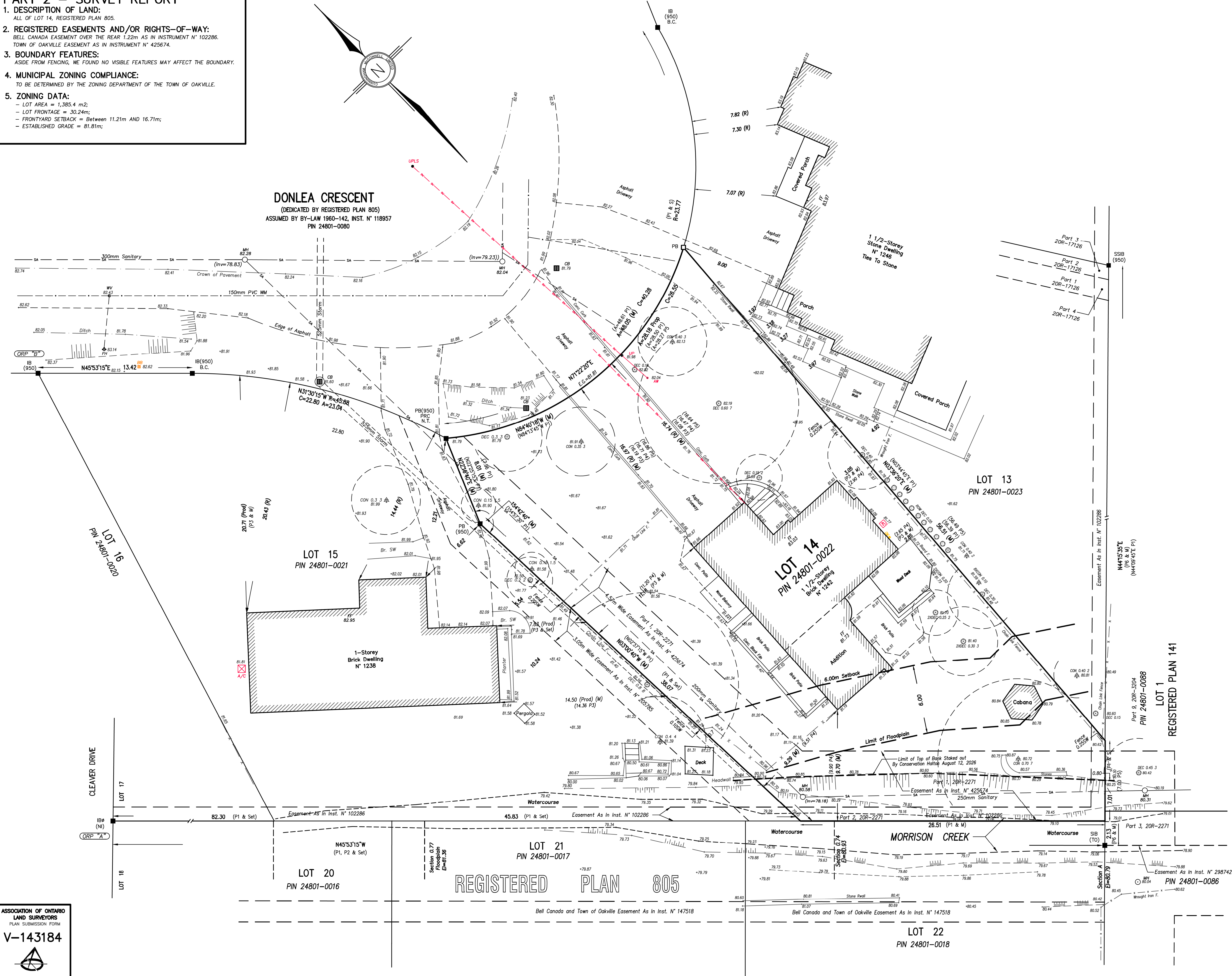
- LOT AREA = 1,385.4 m²;
- LOT FRONTAGE = 30.24m;
- FRONTYARD SETBACK = Between 11.21m AND 16.71m;
- ESTABLISHED GRADE = 81.81m;

DONLEA CRESCENT

(DEDICATED BY REGISTERED PLAN 805)

ASSUMED BY BY-LAW 1960-142, INST. N° 118957

PIN 24801-0080



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF

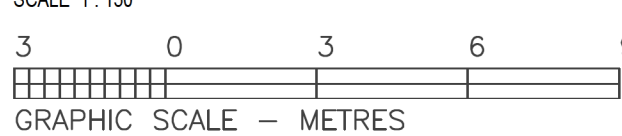
LOT 14

REGISTERED PLAN 805

TOWN OF OAKVILLE

REGIONAL MUNICIPALITY OF HALTON

SCALE 1:150



INTEGRATION DATA

BEARINGS ARE UTM GRID, DERIVED FROM THE OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS-2010.0)

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD-83 (CSRS-2010.0).

CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10.

POINT N°	NORTHING	EASTING
"A"	4,813,088.63	608,747.72
"B"	4,813,083.68	608,819.17

CO-ORDINATES CAN NOT, IN THEMSELVES, BE USED TO RE-ESTABLISH 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 SCALE FACTOR OF 0.999745659.

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 0-251 HAVING AN ELEVATION OF 118.729m (CGVD-1928:1978).

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SSB DENOTES SURVEY MONUMENT SET
- SSIB DENOTES STANDARD IRON BAR
- IP DENOTES SHORT STANDARD IRON PIPE
- IP DENOTES IRON PIPE
- CP DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- PL DENOTES PLASTIC BAR
- P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER
- (N) DENOTES ENCLOSURE REFERENCE
- (N) DENOTES NO IDENTIFICATION
- (TO) DENOTES TOWN OF OAKVILLE
- (950) DENOTES CUNNINGHAM MCCONNELL LIMITED
- B.C. DENOTES BEGINNING OF CURVE
- P.R.C. DENOTES POINT OF REVERSE CURVE
- N.T. DENOTES NOT TANGENTIAL
- TANG DENOTES TANGENTIAL
- PROD DENOTES PRODUCTION
- PROP DENOTES PROPORTION
- (R) DENOTES RADIAL
- P-2 DENOTES REGISTERED PLAN 805
- P-2 DENOTES PLAN BY (SSD) NOVEMBER 20, 2017
- P-3 DENOTES PLAN BY SEWELL & SEWELL AUGUST 3, 1959
- P-4 DENOTES PLAN BY MCCONNELL MAUGHAN JULY 21, 1983
- P-5 DENOTES PLAN BY J.H. SELBLOOM SEPTEMBER 13, 2011
- P-6 DENOTES PLAN 20R-2271

CLIENT'S NOTE

THIS REPORT WAS PREPARED FOR LARISSA PULS AND MANFRED PULS AND THEIR SOLICITOR(S), MORTGAGEE(S) AND (OR) AGENT(S) AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

BEARING COMPARISON NOTE

FOR BEARING COMPARISON THE BEARINGS ON PLANS WERE LOCATED BY:

PLAN P1 = (-) 0°3'15"

PLAN P2 = (-) 0°3'15"

FLOODPLAIN LIMIT

THE FLOODPLAIN LIMIT WAS OBTAINED FROM THE CONSERVATION HALTON MAPPING - MODEL MORR91.DATT.

TOPOGRAPHIC LEGEND

- AW DENOTES ANCHOR WIRE(S)
- BB DENOTES BELL BOX
- 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
- U/G DENOTES U/G GAS MAIN
- U/G DENOTES U/G HYDRO CABLE
- MS DENOTES LIGHT STANDARD (LAMP)
- MAN DENOTES MANHOLE
- OW- DENOTES OVER HEAD WIRE(S)
- SA- 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

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

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 AUGUST 31, 2026.

DATE: AUGUST 31, 2026

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
info@cmisurveyors.ca

205 MAIN STREET
MILTON, ONTARIO L7T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
milton.office@cmisurveyors.ca

PLOT PAPER SIZE = 914mm BY 609mm

PLAN 55-26-1

© COPYRIGHT
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUNNINGHAM MCCONNELL LIMITED.

ASSOCIATION OF ONTARIO
LAND SURVEYORS

PLAN SUBMISSION FORM

V-143184



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