



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN SHOWING TOPOGRAPHY OF
PART OF LOT 22
RANGE 3, BROKEN FRONT CONCESSION
 (GEOGRAPHIC TOWNSHIP OF PICKERING)
 NOW IN THE
CITY OF PICKERING
 REGIONAL MUNICIPALITY OF DURHAM
 SCALE 1 : 300
 J.D. BARNES LIMITED
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PART 2 - SURVEY REPORT
 - DESCRIPTION
 ALL OF PIN 26326-0159 BEING PART OF LOT 22, RANGE 3, BROKEN FRONT CONCESSION, (GEOGRAPHIC TOWNSHIP OF PICKERING), CITY OF PICKERING.
 - REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
 SUBJECT TO EASEMENTS AS IN D210221, D210222 AND DR172497.
 - BOUNDARY FEATURES
 FENCING EXISTS ALONG PORTIONS OF THE PROPERTY LIMITS AS SHOWN WITH DIMENSION TIES.
 NOTE LOCATION OF THE WOOD DECK IN THE SOUTHWEST CORNER OF THE PROPERTY AND LOCATION OF THE CONCRETE PAD NEAR THE INLET ALONG THE SOUTH LIMIT OF THE PROPERTY. A COMMUNICATION TOWER AND A PORTION OF THE RELATED CONCRETE PAD EXIST ON THE PROPERTY AND FALL OUTSIDE THE AREA DEFINED BY THE EXISTING LEASE AGREEMENT.
 - ZONING COMPLIANCE
 NOT CERTIFIED BY THIS REPORT.
 - ADDITIONAL REMARKS
 TOGETHER WITH AN EASEMENT AS IN L1937238.

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
BENCHMARK
 ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF PICKERING BENCHMARK No. R-069, HAVING A PUBLISHED ELEVATION OF 76.682m (CGVD-1928-1978).
SITE BENCHMARK
 TOP OF NUT OF FIRE HYDRANT, LOCATED ON THE EAST SIDE OF LIVERPOOL ROAD, APPROXIMATELY 14m SOUTH OF THE GRAVEL PARKING LOT ENTRANCE.
 ELEVATION= 77.40m

NOTES
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LIVERPOOL ROAD AS SHOWN ON PLAN 40R-5947, HAVING A BEARING OF N17°39'40\"/>

LEGEND
 ■ DENOTES SURVEY MONUMENT FOUND
 SIB DENOTES SURVEY MONUMENT SET
 SIB DENOTES STANDARD IRON BAR
 IB DENOTES IRON BAR
 C/C DENOTES CUT CROSS
 MEAS DENOTES MEASURED
 CALC DENOTES CALCULATED
 1484 DENOTES YOUNG & YOUNG SURVEYING INC., O.L.S.
 DFP DENOTES DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.
 OH DENOTES ONTARIO HYDRO
 OU DENOTES ORIGIN UNKNOWN
 1008 DENOTES H. FLUM LTD., O.L.S.
 1740 DENOTES A.V. FILM SURVEYING INC., O.L.S.
 P1 DENOTES PLAN 40R-21769
 P2 DENOTES PLAN 40R-22918
 P3 DENOTES PLAN 40R-25317
 P4 DENOTES PLAN 40R-5947
 P5 DENOTES PLAN 40R-8967
 P6 DENOTES PLAN 40R-9066
 P7 DENOTES PLAN 40R-18860
 P8 DENOTES PLAN 40R-22198
 P9 DENOTES PLAN 40R-9398
 P10 DENOTES REGISTERED PLAN 40M-2149

□ CB DENOTES CATCHBASIN
 ○ MH DENOTES MANHOLE
 H JB DENOTES HYDRO JUNCTION BOX
 ■ HW DENOTES HANDWELL
 ● BOLL DENOTES BOLLARD
 ● LS DENOTES LIGHT STANDARD
 □ TJB DENOTES TELEPHONE JUNCTION BOX
 ○ PED DENOTES TELEPHONE PEDESTAL
 ● F DENOTES FIRE HYDRANT
 ● V DENOTES WATER VALVE
 ● PS DENOTES PAVING STONES
 ● T/S DENOTES TOP OF SLOPE
 ● B/S DENOTES BOTTOM OF SLOPE
 --- UE --- DENOTES BURIED ELECTRICAL CABLE
 --- UT --- DENOTES BURIED TELEPHONE/COMMUNICATION CABLE
 --- G --- DENOTES BURIED GAS SERVICE
 --- W --- DENOTES BURIED WATER LINE
 ● DENOTES CONIFEROUS TREE
 ○ DENOTES DECIDUOUS TREE

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 APRIL 27, 2017.
 MAY 2, 2017 DATE
 J.D. Barnes
 J.D. Barnes
 ONTARIO LAND SURVEYOR

MH/CB INVERT TABLE				
MH/CB No.	TOP ELEVATION	NORTH	EAST	WEST
MH1	76.85	71.87		71.83 SE
MH2	76.78	69.80 NW	68.89 NE	69.03 72.55 SW
MH3	76.78	75.27 NW	75.28 NE	75.22
MH4	76.49			74.14 74.11
MH5	77.05	74.49 NE		74.42
MH6	77.11	74.64		74.63 SW
CB1	75.96			78.18 SE
CB2	76.00			75.20 SW
CB3	76.98	75.75		75.74 75.68

FRENCHMAN'S BAY
 LAKE ONTARIO
 PIN 26326-0144

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2015273
 THIS PLAN IS NOT VALID UNLESS IT IS AN ENCLOSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1825, SECTION 28(2).

J.D. BARNES LIMITED
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