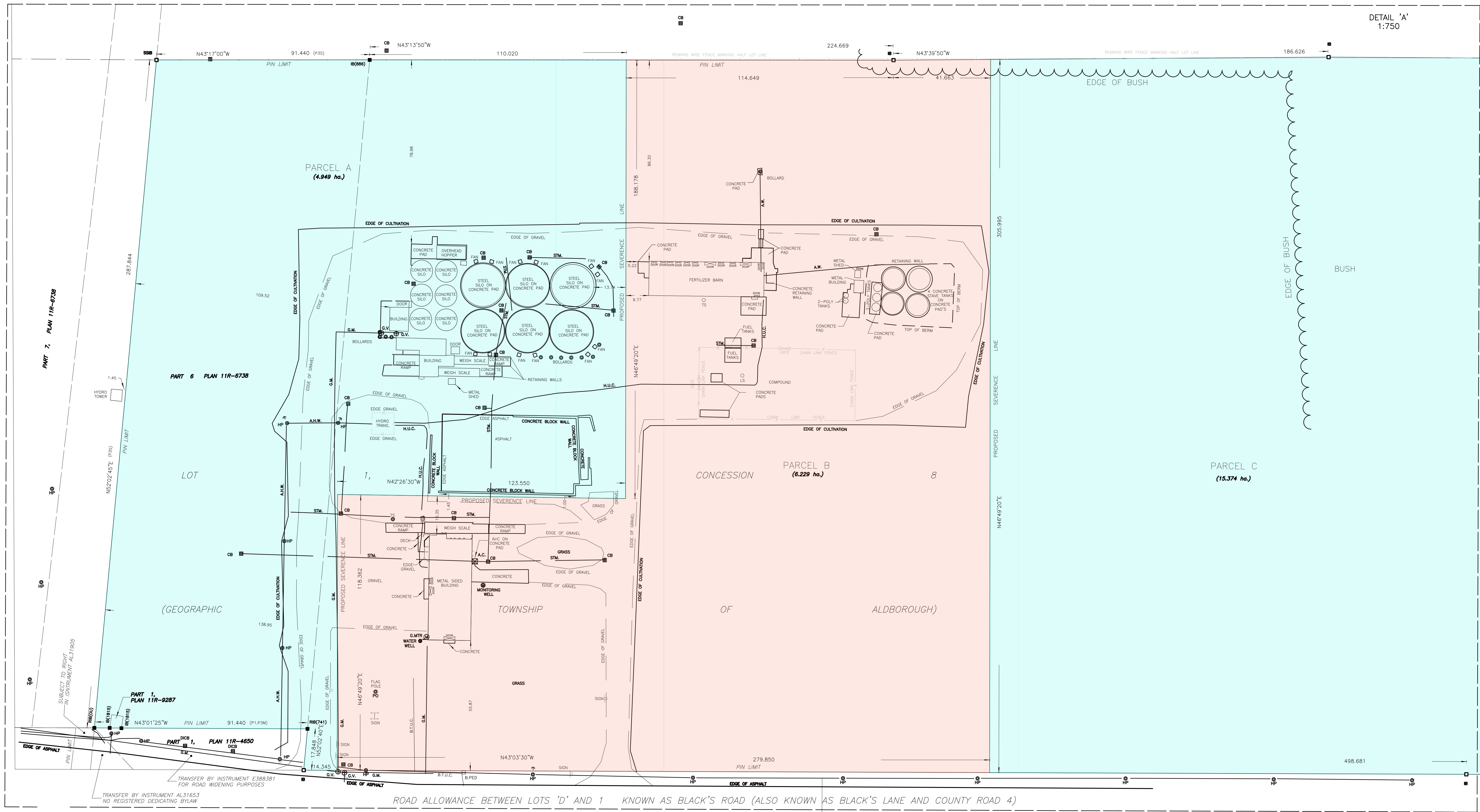




LEGEND

LANDS TO BE RETAINED

LANDS TO BE SEVERED

SEVERANCE SKETCH
OF PART OF
LOT 1, CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF ALDBOROUGH)
IN THE
MUNICIPALITY OF WEST ELGIN
COUNTY OF ELGIN
SCALE 1 : 1500

J. ANDREW SMITH
ONTARIO LAND SURVEYOR

LEGEND

DENOTES SURVEY MONUMENT SET

DENOTES SURVEY MONUMENT FOUND

DENOTES IRON BAR

DENOTES ORIGIN UNKNOWN

DENOTES SPECIFIED CONTROL POINT

DENOTES STANDARD IRON BAR

DENOTES SHORT STANDARD IRON BAR

DENOTES 25mm DIAMETER ROUND IRON BAR

DENOTES WITNESS

DENOTES CALLON DIETZ, O.L.S.'s

DENOTES ARCHIBALD, GRAY & McRAY, O.L.S.'s

DENOTES D.L. HOUGHTON, O.L.S.

DENOTES B. VAUGHN, O.L.S.

DENOTES J.G. RUPERT, O.L.S.

DENOTES HOOK AND TODDHAM SURVEYING INCORPORATED

DENOTES ANSLEY CLARKE LTD., O.L.S.'s

DENOTES BURIED

DENOTES MEASURED

DENOTES SET

DENOTES INSTRUMENT No. E190804

DENOTES PLAN 11R-4650

DENOTES PLAN 11R-6409

DENOTES PLAN 11R-6738

DENOTES PLAN 11R-9287

DENOTES AIR CONDITIONER

DENOTES AERIAL WIRES

DENOTES AERIAL HYDRO WIRES

DENOTES UNDERGROUND TELEPHONE CABLES

DENOTES CATCH BASIN

DENOTES DITCH INLET CATCH BASIN

DENOTES GAS MAIN

DENOTES HYDRO UNDERGROUND CABLE

DENOTES GAS VALVE

DENOTES HYDRO POLE

DENOTES TRAFFIC LIGHT

DENOTES WATER VALVE

DENOTES STORM

DENOTES GATE

DENOTES GAS METER

DENOTES MISCELLANEOUS TRAFFIC SIGN

DENOTES POLE ANCHOR

NOTES

BEARINGS ARE MTM GRID DERIVED FROM SPECIFIED CONTROL POINTS SC011 AND SC021, MTM-11, NAD-1983/CSRS:CBNV6-2010

FOR BEARING COMPARISONS, A ROTATION OF 0°30'10" COUNTERCLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P1.

FOR BEARING COMPARISONS, A ROTATION OF 1°28'31" CLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P2.

FOR BEARING COMPARISONS, A ROTATION OF 0°37'25" COUNTERCLOCKWISE, WAS APPLIED TO THE BEARINGS FROM P3.

ALL DIMENSIONS SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99991858.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCP's): MTM ZONE 11, NAD83, CSRS CBNV6-2010, COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 00119083122	4713959.24	387223.39
SCP 00000000091	4715213.70	368619.19
PLAN CO-ORDINATES MTM ZONE 11 CSRS:CBNV6-2010		
1	4712083.31	389221.72
2	4711832.77	370037.63
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

NOTES

ALL BURIED SERVICES (WITH THE EXCEPTION OF SEWER INVERTS) WERE DERIVED FROM FIELD LOCATES. THE EXISTENCE OR PRECISE LOCATION WAS NOT DETERMINED BY THIS SURVEY. ALL SERVICES SHOULD BE VERIFIED BY FIELD LOCATES PRIOR TO CONSTRUCTION.

THE TOPOGRAPHIC FIELD SURVEY SHOWN HEREON WAS PERFORMED UNDER SNOW CONDITIONS. SOME LOW LYING TOPOGRAPHY MAY NOT BE REFLECTED ON THIS PLAN.

TIES TO BUILDINGS ARE AT RIGHT ANGLES TO THE BOUNDARY LINES, UNLESS OTHERWISE INDICATED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

(2) THE SURVEY WAS COMPLETED ON THE

PRELIMINARY - NOT MONUMENTED

DATE

J. ANDREW SMITH
ONTARIO LAND SURVEYOR

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

© Users \open-nrgam\Drawings\PLAN_24x48 (E1116)_Lot.dwg, October 5, 2020

Callon Dietz INCORPORATED

ONTARIO LAND SURVEYORS

CARLETON PLACE LONDON NORTH BAY

info@callondietz.com callondietz.com

SURVEY BY: JS DRAWN BY: MB FILE NO: 20-23172 PLAN NO: E-1116