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

PLAN OF SURVEY OF

PART OF LOT 5, EAGLES NEST TRACT
PART OF GRAND RIVER NAVIGATION COMPANY LANDS
CITY OF BRANTFORD

SCALE – 1 : 400

WEST & RUUSKA LTD.

SCHEDULE		
PART	LOT/PLAN	P.I.N.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATED ____________

JIM JOHNSON, O.L.S.

PLAN 2R– ________

RECEIVED AND DEPOSITED

DATED ____________

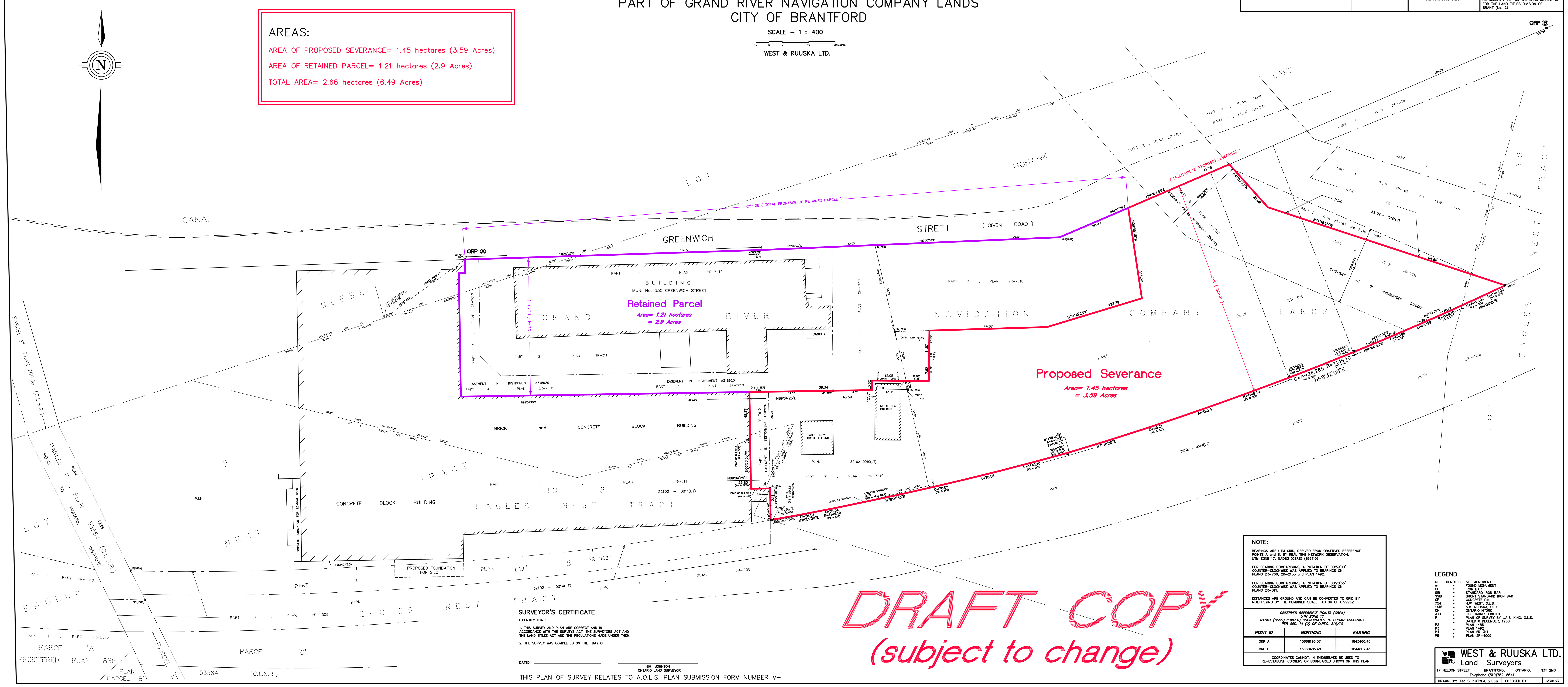
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF BRANT (No. 2)

AREAS:

AREA OF PROPOSED SEVERANCE= 1.45 hectares (3.59 Acres)

AREA OF RETAINED PARCEL= 1.21 hectares (2.9 Acres)

TOTAL AREA= 2.66 hectares (6.49 Acres)



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 DAY OF

DATED: ____________

JIM JOHNSON
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM NUMBER V–

NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A and B, BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (1997.0)

FOR BEARING COMPARISONS, A ROTATION OF 00°59'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS 2R-760, 2R-2135 and PLAN 1492.

FOR BEARING COMPARISONS, A ROTATION OF 00°28'35" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS 2R-311.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99962.

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17 NAD83 (CSRS) (1997.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	15668196.37	1843460.45
ORP B	15668485.48	1844807.43

COORDINATES CANNOT, IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

LEGEND

□	DENOTES	SET MONUMENT
■	"	FOUND MONUMENT
IB	"	IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CP	"	CONCRETE PIN
754	"	H.W. WEST, O.L.S.
1416	"	S.M. RUUSKA, O.L.S.
OH	"	ONTARIO HYDRO
JDB	"	J.D. BARNES LIMITED
P1	"	PLAN OF SURVEY BY J.A.S. KING, O.L.S. DATED 8 DECEMBER, 1950.
P2	"	PLAN 1486
P3	"	PLAN 1492
P4	"	PLAN 2R-311
P5	"	PLAN 2R-4009

WEST & RUUSKA LTD.
Land Surveyors

17 NELSON STREET, BRANTFORD, ONTARIO, N3T 2M6
Telephone (519)752-8641

DRAWN BY: Ted S. KUTYLA, CST, CET | CHECKED BY: | I230163