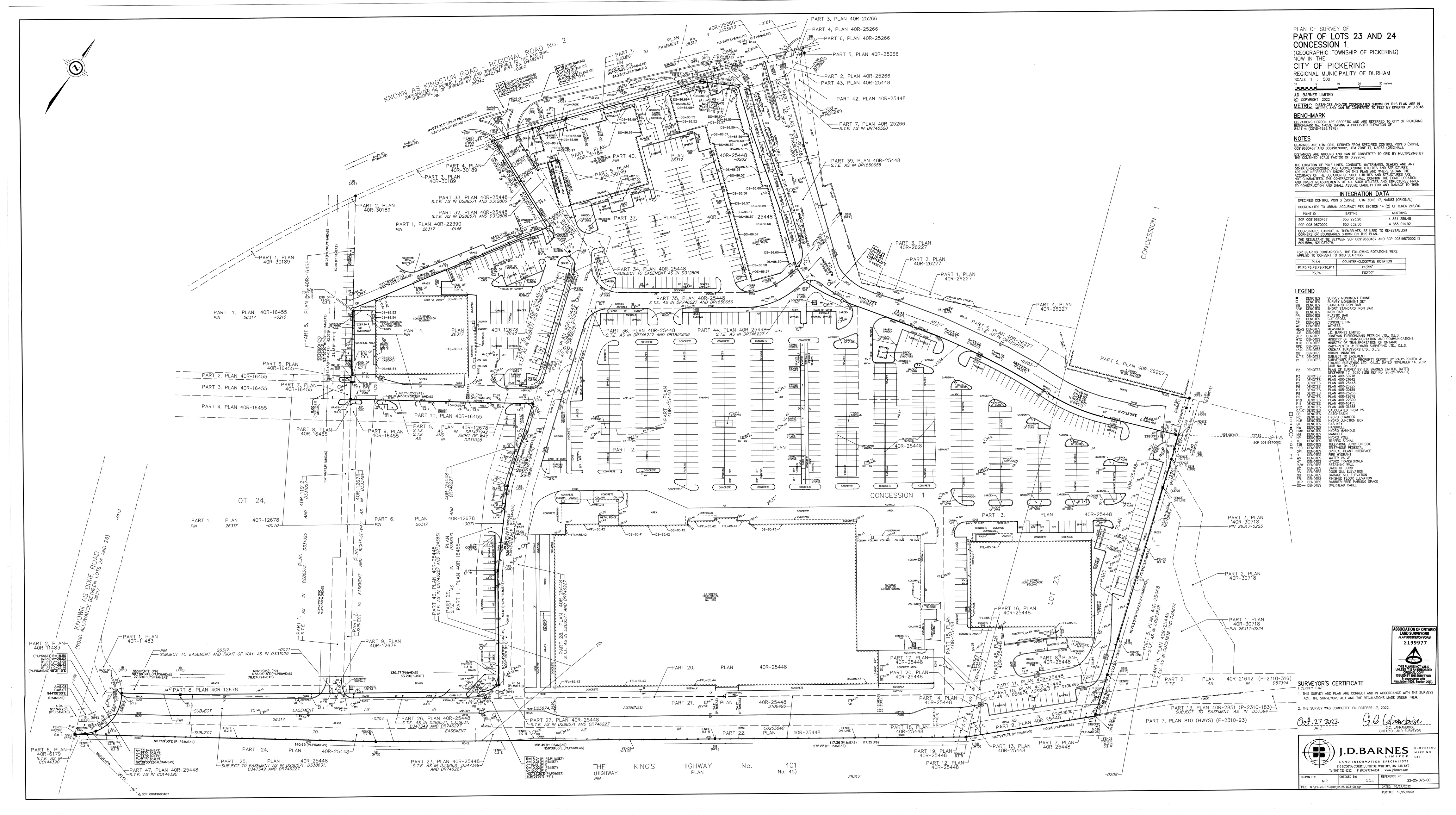

PLAN OF SURVEY OF

PART OF LOTS 23 AND 24 CONCESSION 1

(GEOGRAPHIC TOWNSHIP OF PICKERING)
NOW IN THE
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 500

10 0 10 20 30 metres

J.D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BENCHMARK

ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF PICKERING BENCHMARK No. 1-059, HAVING A PUBLISHED ELEVATION OF 84.111m (CGVD-1928:1978).

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs), 00919680467 AND 00819870002, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999876.

THE LOCATION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND ANY OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THIS PLAN AND WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT MEASUREMENTS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL ASSUME LIABILITY FOR ANY DAMAGE TO THEM.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL).

COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 00919680467	653 923.28	4 854 259.48
SCP 00819870002	653 632.50	4 855 014.92

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

THE RESULTANT TIE BETWEEN SCP 00919680467 AND SCP 00819870002 IS 809.58m, N21°03'10"W.

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS:

PLAN	COUNTER-CLOCKWISE ROTATION
P1,P5,P6,P8,P9,P10,P11	1°18'55"
P3,P4	1°02'00"

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
JDB	DENOTES	J.D. BARNES LIMITED
DFP	DENOTES	DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.
MTC	DENOTES	MINISTRY OF TRANSPORTATION AND COMMUNICATIONS
MTO	DENOTES	MINISTRY OF TRANSPORTATION OF ONTARIO
RPE	DENOTES	RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
1370	DENOTES	KRCMAR SURVEYORS LTD., O.L.S.
OU	DENOTES	ORIGIN UNKNOWN
S.T.E.	DENOTES	SUBJECT TO EASEMENT
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S., DATED NOVEMBER 14, 2012 (JOB No. 04-226)
P2	DENOTES	PLAN OF SURVEY BY J.D. BARNES LIMITED, DATED DECEMBER 17, 2020 (JOB REF No. 20-25-858-01)
P3	DENOTES	PLAN 40R-30189
P4	DENOTES	PLAN 40R-21642
P5	DENOTES	PLAN 40R-25448
P6	DENOTES	PLAN 40R-26227
P7	DENOTES	PLAN 40R-30189
P8	DENOTES	PLAN 40R-25266
P9	DENOTES	PLAN 40R-12678
P10	DENOTES	PLAN 40R-16455
P11	DENOTES	PLAN 40R-16455
P12	DENOTES	PLAN 40R-31588
CALC	DENOTES	CALCULATED FROM P5
CB	DENOTES	CATCHBASIN
HC	DENOTES	HYDRO CHAMBER
HJB	DENOTES	HYDRO JUNCTION BOX
HM	DENOTES	HANDHOLE
HH	DENOTES	HANDHOLE
HMH	DENOTES	HYDRO MANHOLE
MH	DENOTES	MANHOLE
HP	DENOTES	HYDRO POLE
TJB	DENOTES	TRAFFIC SIGNAL
TJB	DENOTES	TELEPHONE JUNCTION BOX
MB	DENOTES	MAILBOX (CANADA POSTA)
TF	DENOTES	OPTICAL PLANT INTERFACE
FH	DENOTES	FIRE HYDRANT
WV	DENOTES	WATER VALVE
HT	DENOTES	HYDRO TRANSFORMER
R/W	DENOTES	RETAINING WALL
BOC	DENOTES	BACK OF CURB
TOC	DENOTES	TOP OF CURB ELEVATION
GE	DENOTES	GARAGE SILL ELEVATION
FFL	DENOTES	FINISHED FLOOR ELEVATION
BFP	DENOTES	BARRIER-FREE PARKING SPACE
OC	DENOTES	OVERHEAD CABLE

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN EXAMINATION STAMP
2199977
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED COPY
ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3)

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 OCTOBER 17, 2022.

Oct. 27 2022
DATE

G.C. LaFramboise
G.C. LAFRAMBOISE
ONTARIO LAND SURVEYOR

J.D.BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
1108 NOTTA COURT, UNIT 39, WHITBY, ON L1N 9T7
T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO:
M.R.	G.C.L.	22-25-073-00

FILE: G:\22-25-073\07\22-25-073-00.dwg DATED: 10/27/2022

PLOTTED: 10/27/2022