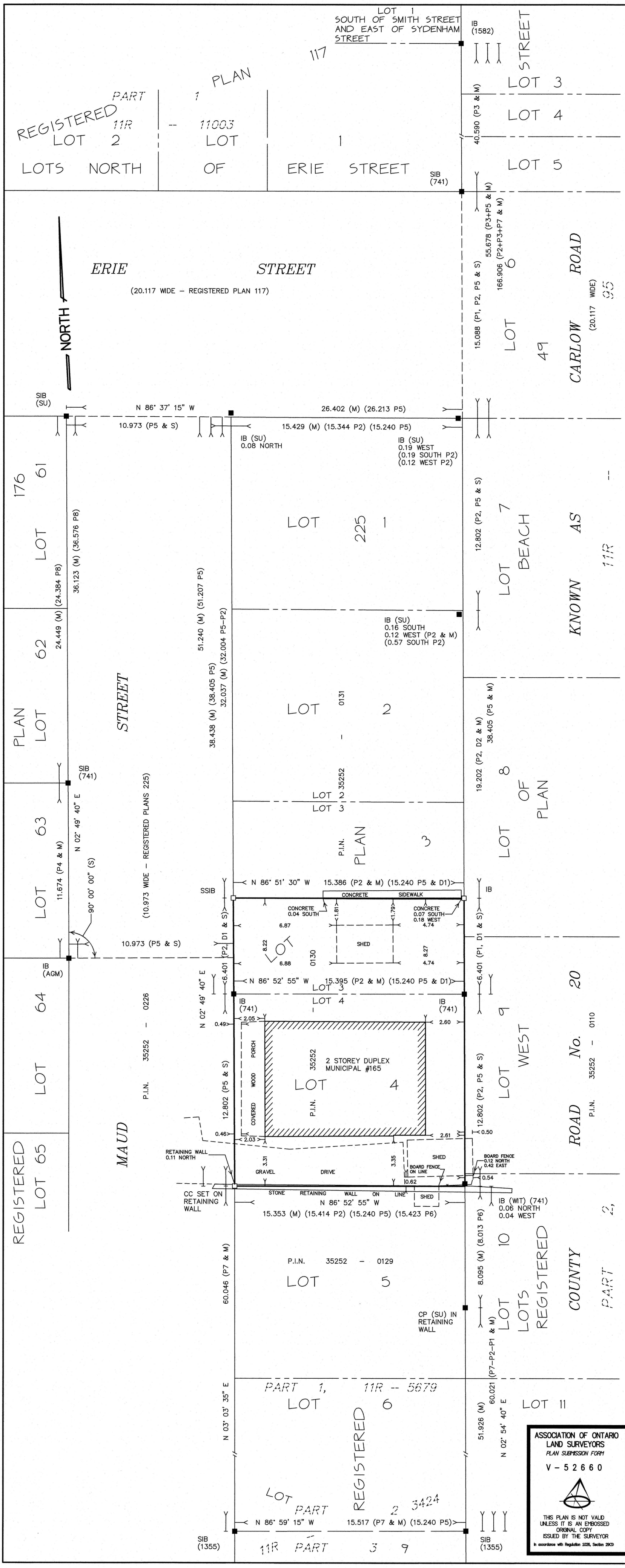

SURVEYOR'S REAL PROPERTY REPORT

(PART 1) PLAN OF

LOT 4 AND PART OF LOT 3 REGISTERED PLAN 225 *(PORT STANLEY)* MUNICIPALITY OF CENTRAL ELGIN COUNTY OF ELGIN

SCALE - 1: 150 (0 2 4 6 8 10 METRES)

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

KIM HUSTED SURVEYING LTD.

(PART 2)

REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PLAN OF SURVEY)

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED ON TITLE
COMPLIANCE WITH MUNICIPAL OFFICIAL PLANS AND
ZONING BY-LAWS: NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS: PROPERTY DESCRIPTION: LOT 4 AND PART OF LOT 3 REGISTERED PLAN 225 (PORT STANLEY), MUNICIPALITY OF CENTRAL ELGIN COUNTY OF ELGIN, ALL OF P.I.N. 35252-0130, MUNICIPAL #165 MAUD STREET
AREA OF LOT 4 AND PART OF LOT 3 = 295.1 SQUARE METRES
AREA OF LOT 4 AND PART OF LOT 3 COVERED BY DUPLEX AND SHEDS = 101.8 SQUARE METRES
COVERAGE = 35.5 %

THIS SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PREPARED FOR DOUG CHAMBERLAIN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS

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) - THIS SURVEY WAS COMPLETED ON THE 26th DAY OF APRIL, 2023

MAY 3, 2023
DATE

JAMIE G. DOCKX
ONTARIO LAND SURVEYOR

THIS REPORT CAN BE UPDATED BY KIM HUSTED SURVEYING LTD. HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

NOTES

(1) - BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS SHOWN HEREON HAVING A GRID BEARING OF N 02° 54' 40" E

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
RIB	DENOTES	ROUND IRON BAR
CP	DENOTES	CONCRETE PIN
(WIT)	DENOTES	WITNESS
(AGM)	DENOTES	ARCHIBALD, GRAY & McKAY LTD.
(741)	DENOTES	D.I. HOUGHTON, O.L.S.
(1355)	DENOTES	BRIAN VAUGHAN, O.L.S.
(1582)	DENOTES	KIM HUSTED SURVEYING LTD.
(SU)	DENOTES	SOURCE UNKNOWN
(P1)	DENOTES	DEPOSITED PLAN 11R-95
(P2)	DENOTES	BUILDING LOCATION SURVEY BY BRIAN VAUGHAN, O.L.S. FILE: 84-277, DATED: DECEMBER 27, 1984
(P3)	DENOTES	DEPOSITED PLAN 11R-11003
(P4)	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY ARCHIBALD, GRAY & McKAY LTD., PLAN No.: 2-A-4727, DATED: OCTOBER 20, 2017
(P5)	DENOTES	REGISTERED PLAN 225
(P6)	DENOTES	DEPOSITED PLAN 11R-5679
(P7)	DENOTES	DEPOSITED PLAN 11R-3424
(P8)	DENOTES	REGISTERED PLAN 176
(D1)	DENOTES	INSTRUMENT E373987, P.I.N. 35252-0130
(D2)	DENOTES	INSTRUMENT E280717, P.I.N. 35252-0131
(M)	DENOTES	MEASURED
(S)	DENOTES	SET
P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER

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ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V - 52660
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In accordance with Regulation 1026, Section 29(3)

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KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 23-18486	DOUG CHAMBERLAIN 165 MAUD STREET, PORT STANLEY	REF: FF8	DWG. WLP CKD. JGD

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