



TOWN OF CALEDON
PLANNING
RECEIVED
December 22nd, 2025

PART 2: SUMMARY REPORT

CLIENT:
THIS PLAN WAS PREPARED FOR JOHN ATTRELL
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

DESCRIPTION OF LAND:
20836 KENNEDY ROAD
ALL OF PIN 14281-0012 (LT)
PART OF LOT 28, CONCESSION 1
EAST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF CALEDON
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL
AREA = 41.253 Ha.

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:
NONE FOUND IN REGISTRY OFFICE

BOUNDARY FEATURES:
A GUY WIRES LOCATED ALONG THE NORTH WEST BOUNDARY LINE
CROSSES ONTO THE SUBJECT PROPERTY BY THE AMOUNT SHOWN ON
THIS PLAN.
B HYDRO POLES & AN OVERHEAD HYDRO LINE EXTEND ONTO THE
SUBJECT PROPERTY BY THE AMOUNT SHOWN ON THIS PLAN.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
NOT CERTIFIED BY THIS REPORT

COMMENTS/REMARKS:
NONE

PART 1 SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF
PART OF LOT 28
CONCESSION 1
EAST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF CALEDON
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm
IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:1500
SCALE 1 : 1500
VAN HARTEN SURVEYING INC.

- LEGEND:
- DENOTES SURVEY MONUMENT SET
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES .025 X .025 X 1.20 STANDARD IRON BAR
 - IB DENOTES .015 X .015 X 0.60 IRON BAR
 - SSIB DENOTES .025 X .025 X 0.60 SHORT STANDARD IRON BAR
 - RP DENOTES .015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
 - PB DENOTES .025 X .025 X 0.30 PLASTIC BAR
 - CC DENOTES CUT CROSS
 - WIT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'S
 - OH DENOTES ONTARIO HYDRO SERVICE, O.L.S.'S
 - 865 DENOTES MCLEAN MCMURCHY BIASON, O.L.S.
 - 1211 DENOTES P.J. WILLIAMS, O.L.S.
 - 1253 DENOTES D.J. CULLEN LIMITED, O.L.S.
 - 1318 DENOTES RAY-PENTEK JOSEPH, O.L.S.
 - P1 DENOTES PLAN OF SURVEY BY THE H.E.P.C., DATED NOVEMBER 23, 1967, AS IN INSTRUMENT NO. VS76002
 - P2 DENOTES PLAN 43R-27459
 - P3 DENOTES PLAN 43R-14563
 - P4 DENOTES PLAN 43R-21915
 - D1 DENOTES INSTRUMENT NO. VS110312
 - GUY DENOTES GUY WIRE
 - HP DENOTES HYDRO POLE
 - OH DENOTES OVERHEAD HYDRO
 - POST DENOTES FENCE POST

- NOTES:
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSR5 (2010) ADJUSTMENT.
 - DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999610.
 - THE ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1, D1	-0°45'25"
P3, P4	-0°40'00"

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

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 8TH DAY OF MARCH, 2022.

DATE: MARCH 31, 2022

MATT DE JAGER
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2183571

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

Van Harten
SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: RKH CHECKED BY: MDJ PROJECT NO. 30700-21

Apr 1, 2022-9:35:43 AM
L:\Caledon\Con1-EHS\acad\SRPR-LT28-JOHN ATTRELL\30700-21\UTM 2010.dwg

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE
OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.