

LEGEND:

SURVEY MONUMENT SET
— SURVEY MONUMENT FOUND
SIB .025 x .025 x 1.20 STANDARD IRON BAR
IB .015 x .015 x 0.60 IRON BAR
SSIB .025 x .025 x 0.60 SHORT STANDARD IRON BAR
RIB .015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
PB .025 x .025 x 0.30 PLASTIC BAR
CC CUT CROSS
CP CONCRETE PIN
OU ORIGIN UNKNOWN
WIT WITNESS
982 HARRY RAYMOND WHALE, O.L.S.
1661 R.F. DORE SURVEYING LTD.
H&M HEWITT & MILNE LTD.
VH VAN HARTEN SURVEYING INC., O.L.S.'s
N.E. & W. NORTH, EAST, SOUTH, WEST
P1 DEPOSITED PLAN 17R-2832 BY (982)
P2 DEPOSITED PLAN 16R-10764 BY (1661)
P3 SURVEY OF LOT 21 BY (982), DATED FEBRUARY 28, 1984
D1 INSTRUMENT R542185
D2 INSTRUMENT R487707

EXISTING ELEVATION
TOP OF FOUNDATION T/F=206.33
FINISHED FLOOR ELEVATION F/F=206.33

UTILITY POLE ● UP DECIDUOUS TREE

HYDRO POLE ● HP CONIFEROUS TREE

HP WITH LIGHT HPL

LIGHT STANDARD LS

HYDRO METER HM

GUY WIRE GUY

FIRE HYDRANT FH

WATER VALVE >W

GATE

SIGN

DITCH/SWALE

OVERHEAD HYDRO

OVERHEAD BELL

UNDERGROUND BELL

UNDERGROUND FIBRE

GAS LINE

WATER LINE

SANITARY SEWER

STORM SEWER

CENTRELINE OF ROAD

FENCELINE

TOP OF BANK

ASPHALT

BUILDING

GRAVEL

CONCRETE

WATER

FLOWERBED

PAVESTONE

DECK

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) DATUM.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.9995525.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

BEARING COMPARISONS:

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

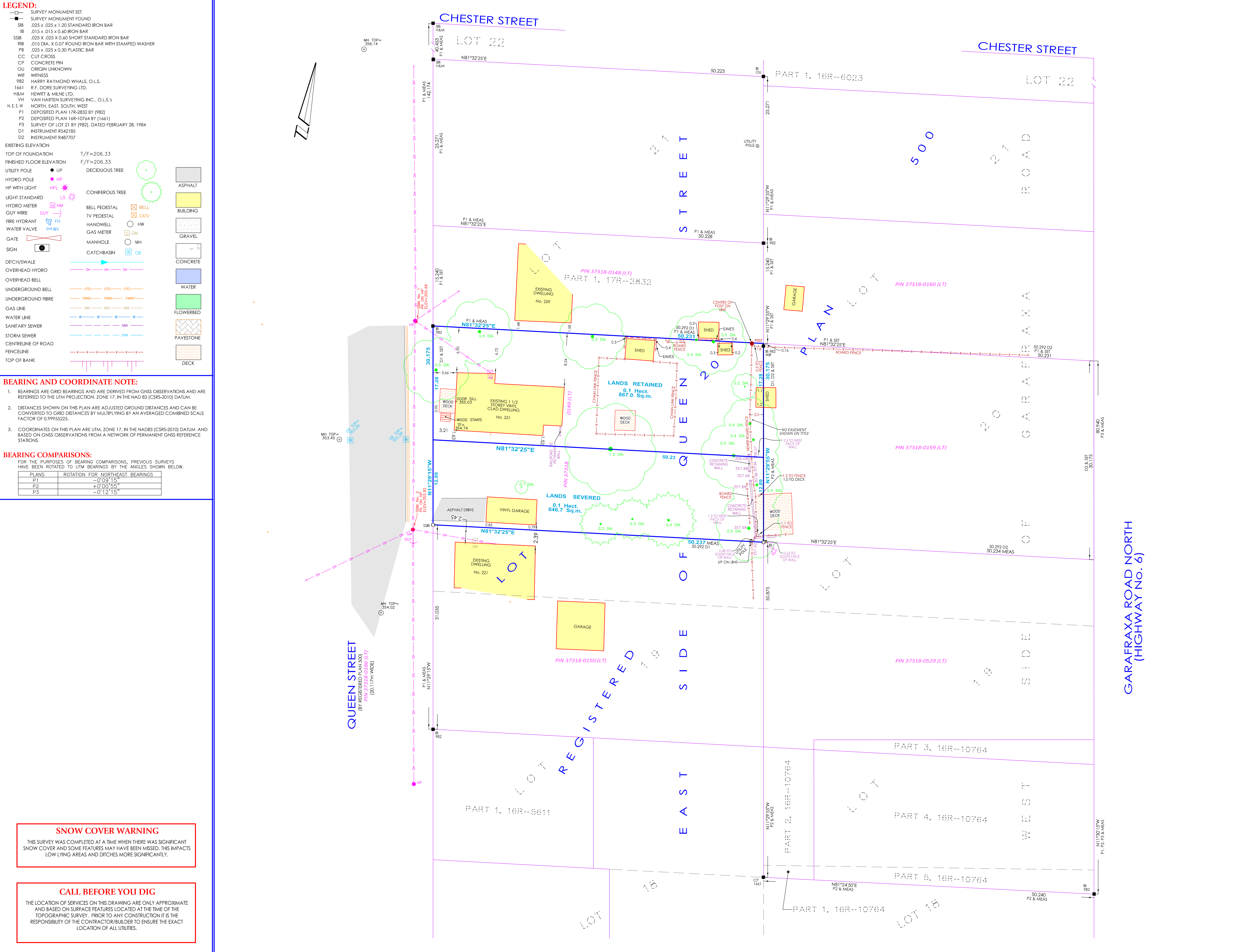
PLANS	ROTATION FOR NORTHEAST BEARINGS
P1	-0°09'15"
P2	+0°00'55"
P3	-0°12'15"

SNOW COVER WARNING

THIS SURVEY WAS COMPLETED AT A TIME WHEN THERE WAS SIGNIFICANT SNOW COVER AND SOME FEATURES MAY HAVE BEEN MISSED. THIS IMPACTS LOW LYING AREAS AND DITCHES MORE SIGNIFICANTLY.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



KEYMAP:

SUMMARY REPORT:

CLIENT:

THE PLAN WAS PREPARED FOR CANDUE HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTE:

THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.

PROPERTY DESCRIPTION:

- PIN 37318-0149 (LT)
- PART OF LOT 20, EAST SIDE OF QUEEN STREET, REGISTERED PLAN 500; AS IN INSTRUMENT R542185
- ADDRESS: 251 QUEEN STREET NORTH
- GEOGRAPHIC TOWN OF DURHAM, MUNICIPALITY OF WEST GREY

EASEMENTS

- NONE FOUND IN REGISTRY OFFICE.

NOTE:

THIS SEVERANCE SKETCH WAS COMPILED FROM A SURVEY BY VH COMPLETED FEB. 20, 2026.

NOTE:

NO FENCING UNLESS OTHERWISE NOTED.

METRIC:

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

SEVERANCE SKETCH
PART OF LOT 20
EAST SIDE OF QUEEN STREET
REGISTERED PLAN 500
GEOGRAPHIC TOWN OF DURHAM
MUNICIPALITY OF WEST GREY
COUNTY OF GREY

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
0	INITIAL SUBMISSION	FEB. 20, 2026
1	REVISION	

PROJECT No. 35182-25
DRAWING SCALE 1 : 250

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 610mm IN HEIGHT.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelp
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: S.A.P. CHECKED BY: P.C.

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

Jun 04, 2026-1:24pm
G:\DURHAM\500\ACAD\SEV PT LOT 20 (CANDUE 35182-26) UTM 2010.dwg