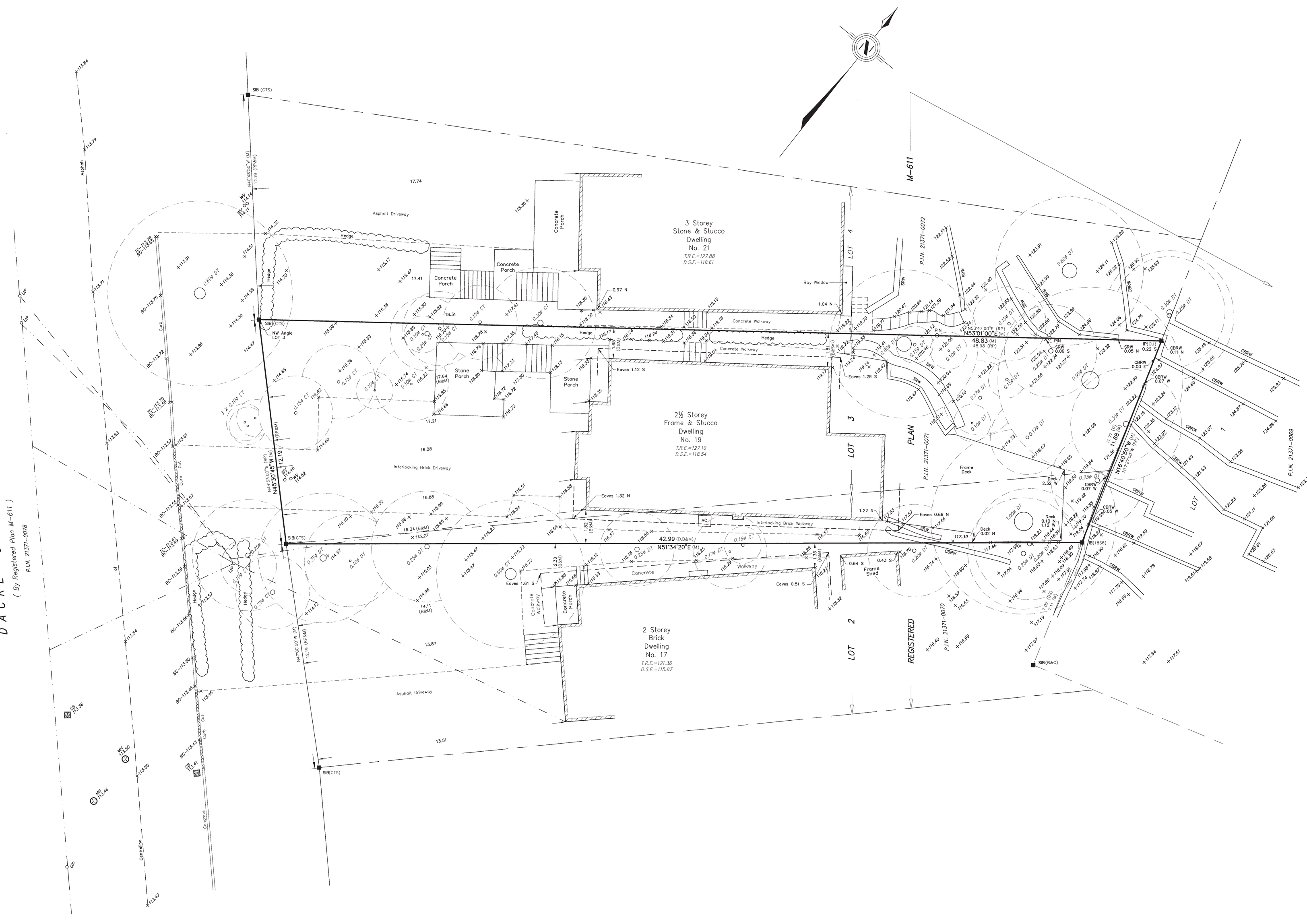

SURVEYOR'S REAL PROPERTY REPORT – PART 1

PLAN OF

LOT 3 and Part of LOT 2 REGISTERED PLAN M-611 CITY of TORONTO

SCALE 1 : 100

3m 2m 1m 0m 2m

AVANTI SURVEYING INC.

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METRIC

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

BEARING NOTE

BEARINGS ARE MTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 022740547 AND 553-CT, MTM ZONE 10, NAD83 (CSRS)

SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 10, NAD 83 (CSRS) COORDINATES TO URBAN ACCURACY PER SECTION 14(2) OF O.REG. 216/10

	NORTHING	EASTING
SCP 022740547	4834054.74	307108.79
SCP 553-CT	4834236.53	306960.84

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

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998844.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK NO. CT13 HAVING A PUBLISHED ELEVATION OF 112.09 METRES.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
RP	→ ←	REGISTERED PLAN M-611
N,S,E,W	→ ←	NORTH,SOUTH,EAST,WEST
M	→ ←	MEASURED
IP	→ ←	IRON PIPE
SIB	→ ←	STANDARD IRON BAR
IB	→ ←	IRON BAR
PIN	→ ←	STEEL PIN
WIT	→ ←	WITNESS
P.I.N.	→ ←	PROPERTY IDENTIFIER NUMBER
D	→ ←	PARCEL 2-2 SECTION M611
D2	→ ←	PARCEL 2-1 SECTION M611
— — —	→ ←	OVERHEAD WIRES
CBRW	→ ←	CONCRETE BLOCK RETAINING WALL
SRW	→ ←	STONE RETAINING WALL
TC	→ ←	TOP OF CURB
BC	→ ←	BOTTOM OF CURB
WV	→ ←	WATER VALVE
MH	→ ←	MANHOLE
CB	→ ←	CATCH BASIN
UP	→ ←	UTILITY POLE
DT	→ ←	DECIDUOUS TREE
CT	→ ←	CONIFEROUS TREE
ø	→ ←	DIAMETER
AC	→ ←	AIR CONDITIONER
TRE	→ ←	TOP OF ROOF ELEVATION
DSE	→ ←	DOOR SILL ELEVATION
(1836)	→ ←	AVANTI SURVEYING INC., O.L.S.
CTS	→ ←	CITY OF TORONTO SURVEYS
B&C	→ ←	BROWNE & CAVELL, O.L.S.
B	→ ←	PLAN BY BROWNE & CAVELL, O.L.S. DATED DECEMBER 14, 1954

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2047455

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL 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 THE 20TH DAY OF APRIL, 2018.

APRIL 25, 2018
DATE

CHRIS BERESNIEWICZ
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR RANDALL STRANK

PART 2 – SURVEY REPORT

1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

Avanti
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E-MAIL : info@avantisurveying.com

DRAWN: DCz | CHECKED: B.C./C.B. | PROJECT 18-068