



SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF SURVEY OF

PART OF LOT 1

REGISTERED PLAN 2458

IN THE

CITY OF TORONTO

SCALE & NOTES

Scale 1:100

ALTIMAP LAND SURVEYORS 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

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928/1978) AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK No. 0011960UT229, HAVING A PUBLISHED ELEVATION OF 114.564 METERS.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 1 AS SHOWN ON REGISTERED PLAN 2458, HAVING A BEARING OF N27°36'00\"E.

LEGEND

■

DENOTES

SURVEY MONUMENT FOUND

□

DENOTES

SURVEY MONUMENT PLANTED

IB

DENOTES

IRON BAR

OU

DENOTES

ORIGIN UNKNOWN

MH

DENOTES

MANHOLE

PC

DENOTES

POINT OF CURVE

OH

DENOTES

OVERHEAD WIRE

DT

DENOTES

DECIDUOUS TREE

CT

DENOTES

CONIFEROUS TREE

CRW

DENOTES

CONCRETE RETAINING WALL

SRW

DENOTES

STONE RETAINING WALL

TOW

DENOTES

TOP OF WALL ELEVATION

MS

DENOTES

MEASURED

FN.

DENOTES

FOUNDATION

ST.

DENOTES

STUCCO

STY.

DENOTES

STOREY

CLF

DENOTES

CHAIN LINK FENCE

MF

DENOTES

METAL FENCE

D.S.

DENOTES

DOOR SILL ELEVATION

RP

DENOTES

REGISTERED PLAN 2458

P1

DENOTES

PLAN BY BROWNE, CAVELL & JACKSON O.L.S. DATED SEPTEMBER 07, 1967; REVISED JANUARY 22, 1973

P2

DENOTES

PLAN BY H. C. SEWELL O.L.S. DATED JUNE 18, 1936

D

DENOTES

INSTRUMENT No. CY64249

O/L

DENOTES

ON LINE

CLH

DENOTES

CENTRE LINE OF HEDGE

ASSOCIATION OF ONTARIO

LAND SURVEYORS

PLAN SUBMISSION FORM

V-111864

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

PART 2

REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE.

MUNICIPAL ZONING - THIS PLAN AND REPORT DOES NOT CERTIFY ZONING COMPLIANCE.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN. BUILDING TIES ARE TO BRICK/CONCRETE UNLESS OTHERWISE NOTED.

TIES ARE SHOWN TO THE FACE OF BUILDINGS AND RETAINING WALLS AND HAVE AN ACCURACY OF +/- 0.03 M UNLESS OTHERWISE NOTED.

TIES ARE SHOWN TO THE CENTRELINE OF FENCE POSTS AND HAVE AN ACCURACY OF +/- 0.03 M.

THIS PLAN WAS PREPARED FOR THEODOR BABIAK AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 JULY 14, 2025

JULY 15, 2025

GUIDO Y. CONSOLI

ONTARIO LAND SURVEYOR

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