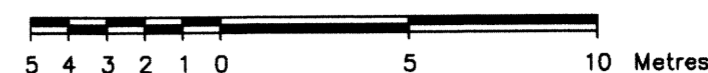


PLAN OF SURVEY WITH TOPOGRAPHY
PART OF LOT 602
LOTS 603 TO 613, BOTH INCLUSIVE
PART OF MARKHAM AVENUE
REGISTERED PLAN 2120
CITY OF TORONTO

SCALE 1: 200



LLOYD & PURCELL A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

BENCH MARK

ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928 : PRE 1978) AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK N° EY 277 HAVING A PUBLISHED ELEVATION OF 132.079 METRES.

NOTES

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

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999799.

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS 2010).

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK COORDINATES
UTM ZONE 17, NAD 83 (CSRS 2010)
COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	4840771.290	631905.590
ORP B	4840636.751	631948.963

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

LEGEND

U	OVERHEAD UTILITY
(C)	TOP OF BACK OF CURB
(DC)	DROP CURB
(C)	CUTTER
(TW)	TOP OF WALL
AV	AIR VALVE
B	BOLLARD/GUARD POST
bf	BOARD FENCE
BMH	BELL MANHOLE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
GK	GAS KEY
HP	HYDRO POLE
HPL	HYDRO POLE & LIGHT
HYD	FIRE HYDRANT
LS	LIGHT STANDARD
MH	MANHOLE
MW	MONITORING WELL
PCC	PORTABLE CONCRETE CURB
PO	MISC. POST
rw	EAST EDGE OF RETAINING WALL
SP	SIGN POST
SPC	SIGN POST CONCRETE BASE
WK	WATER KEY
WRW	WOOD RETAINING WALL
WV	WATER VALVE
AW	ANCHOR/GUY WIRE
EA	EDGE OF ASPHALT/GRAVEL
ET	EDGE OF TREES
(Fdn)	TIE TO FOUNDATION
(MT)	TIE TO METAL
MW	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT SET
SSIB	SHORT STANDARD IRON BAR
SIB	STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
PB	PLASTIC BAR
meas	MEASURED
WT	WITNESS
ORP	OBSERVED REFERENCE POINT
1609	P.J. KIDD, O.L.S.
CTS	CITY OF TORONTO SURVEY DEPARTMENT
L&P	LLOYD & PURCELL LTD.
OU	ORIGIN UNKNOWN
PJ	PAUL JAYSON, O.L.S.
Y	YATES & YATES LTD.
p1	SURVEYOR'S REAL PROPERTY REPORT BY R.G. MCKIBBON LIMITED, DATED MAY 12, 2008 (FILE N°: K-08-03)
p2	SURVEYOR'S REAL PROPERTY REPORT BY PAUL KIDD SURVEYING LTD., DATED JULY 28, 2001 (JOB N°: 01-082)

NOTE

UNDERGROUND SERVICE/UTILITY LOCATIONS WERE NOT DETERMINED AND SHOULD BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.

TOPOGRAPHIC OBSERVATIONS SHOWN HEREON COMPLETED ON OCTOBER 29, 2019.

DOOR SILLS AND GARAGE SILLS SHOWN THUS ^(30.78) TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT BY R.G. MCKIBBON LIMITED, DATED MAY 12, 2008 (FILE N°: K-08-03).

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 29th DAY OF OCTOBER 2019.

OCTOBER 31, 2019 *John Gauthier*
JOHN GAUTHIER
ONTARIO LAND SURVEYOR

NO ONE MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LLOYD & PURCELL, A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

DESCRIPTION OF LAND: PART OF LOT 602, ALL OF LOTS 603 TO 613, BOTH INCLUSIVE, REGISTERED PLAN 2120, CITY OF TORONTO. PINS 10384-0277, 01384-0304 AND 10384-0305.

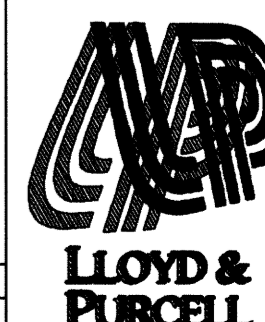
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: SUBJECT TO EASEMENT AS IN INSTRUMENT N° EY218064.

BOUNDARY FEATURES: PLEASE NOTE THE LOCATION OF BOLLARDS, BUILDINGS AND FENCES IN THE PROXIMITY OF THE PROPERTY BOUNDARIES.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS ARE INVOLVED.

THIS REPORT WAS PREPARED FOR CORE DEVELOPMENTS GROUP AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LLOYD & PURCELL
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TOLL FREE 1 (855) 779-6500
WWW.ONTARIOLANDSURVEYORS.CA



CAD: CG PC: RW JOB: 19-437
CALC: JG CHK'D: JG FILE: T1-2120-601 to 613

