PLAN OF SURVEY AND TOPOGRAPHY OF PART OF LOT 7, REGISTERED PLAN 2057 CITY OF TORONTO

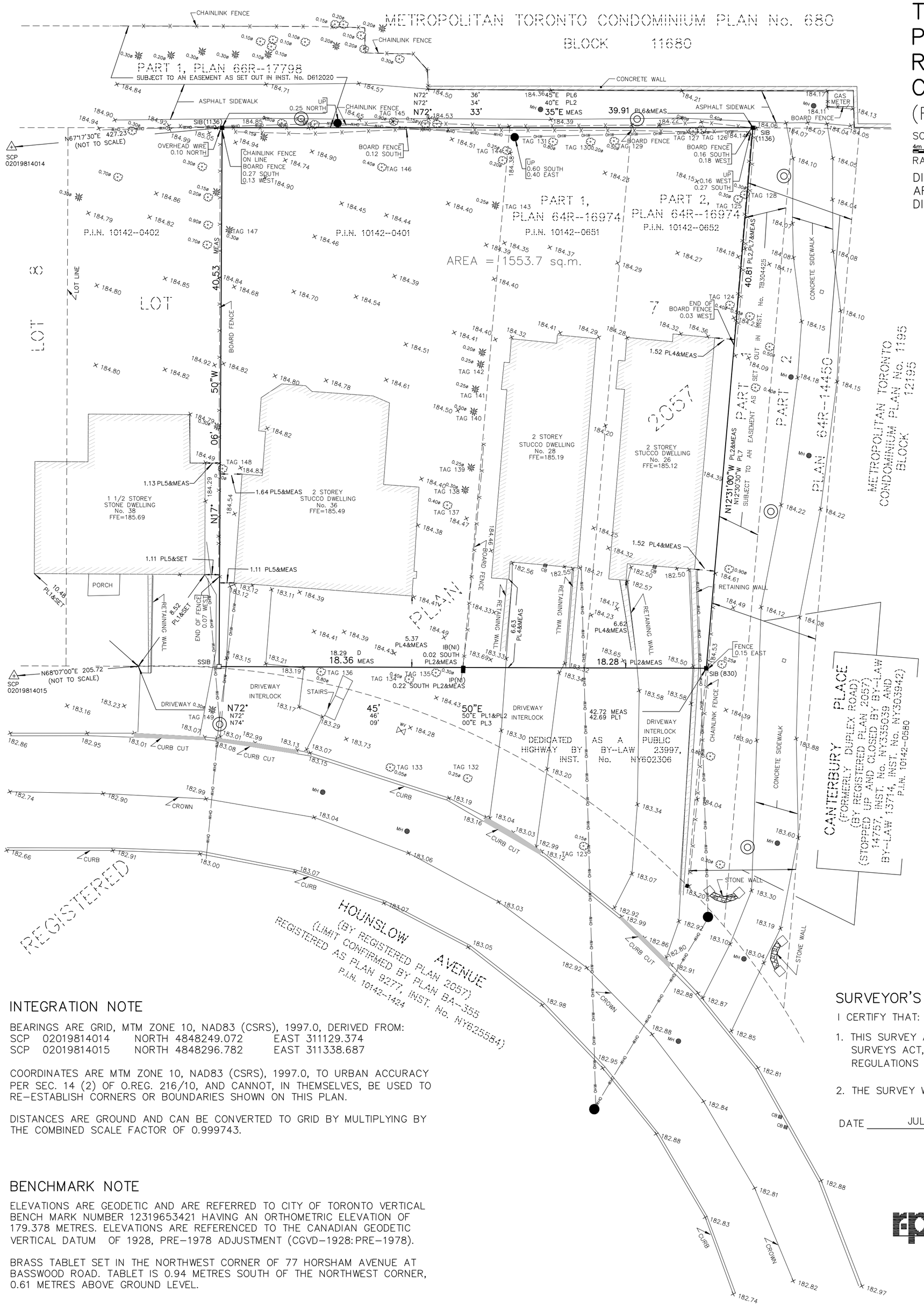
(FORMERLY CITY OF NORTH YORK)

SCALE 1:200

4m 2m 0m 4m 8m 12m 16 metres

RADY–PENTEK & EDWARD SURVEYING LTD., O.L.S.

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



NOTES

■	DENOTES MONUMENT FOUND
□	DENOTES MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL1	DENOTES PLAN BA–355
PL2	DENOTES PLAN 64R–16974
PL3	DENOTES REGISTERED PLAN 2057
PL4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY SCHAEFFER & DZALDOV LIMITED DATED ON AUGUST 29, 2002
PL5	DENOTES PLAN OF SURVEY BY C. REUBEN O.L.S. DATED JUNE 4, 1979
PL6	DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN No. 680
PL7	DENOTES PLAN 64R–14450
D	DENOTES INST. No. NY670279
(NI)	DENOTES NOT IDENTIFIED
(830)	DENOTES E.W. PETZOLD O.L.S.
(1136)	DENOTES I.M. PASTUSHAK O.L.S.
SCP	DENOTES SPECIFIED CONTROL POINT
FFE	DENOTES FINISHED FLOOR ELEVATION
CB	DENOTES CATCH BASIN
◎	DENOTES LAMP STANDARD
●	DENOTES POLE (GENERAL)
MH	DENOTES MANHOLE
WV	DENOTES WATER VALVE
–OHW–	DENOTES OVERHEAD WIRE
Ø	DENOTES DIAMETER
0.15ø	DENOTES DECIDUOUS TREE
0.50ø	DENOTES CONIFEROUS TREE
x— —	DENOTES FENCE LINE

INTEGRATION NOTE

BEARINGS ARE GRID, MTM ZONE 10, NAD83 (CSRS), 1997.0, DERIVED FROM:

SCP 02019814014	NORTH 4848249.072	EAST 311129.374
SCP 02019814015	NORTH 4848296.782	EAST 311338.687

COORDINATES ARE MTM ZONE 10, NAD83 (CSRS), 1997.0, TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999743.

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO VERTICAL BENCH MARK NUMBER 12319653421 HAVING AN ORTHOMETRIC ELEVATION OF 179.378 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRE–1978 ADJUSTMENT (CGVD–1928:PRE–1978).

BRASS TABLET SET IN THE NORTHWEST CORNER OF 77 HORSHAM AVENUE AT BASSWOOD ROAD. TABLET IS 0.94 METRES SOUTH OF THE NORTHWEST CORNER, 0.61 METRES ABOVE GROUND LEVEL.

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF JUNE 2017.

DATE JULY 19th, 2017

R. DENBROEDER
ONTARIO LAND SURVEYOR

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DRAWN: S.L./ S.G. CHECKED: R.D.
JOB No. 16–164 CAD FILE No.16–164 tp2

July 19, 2017 – 11:15