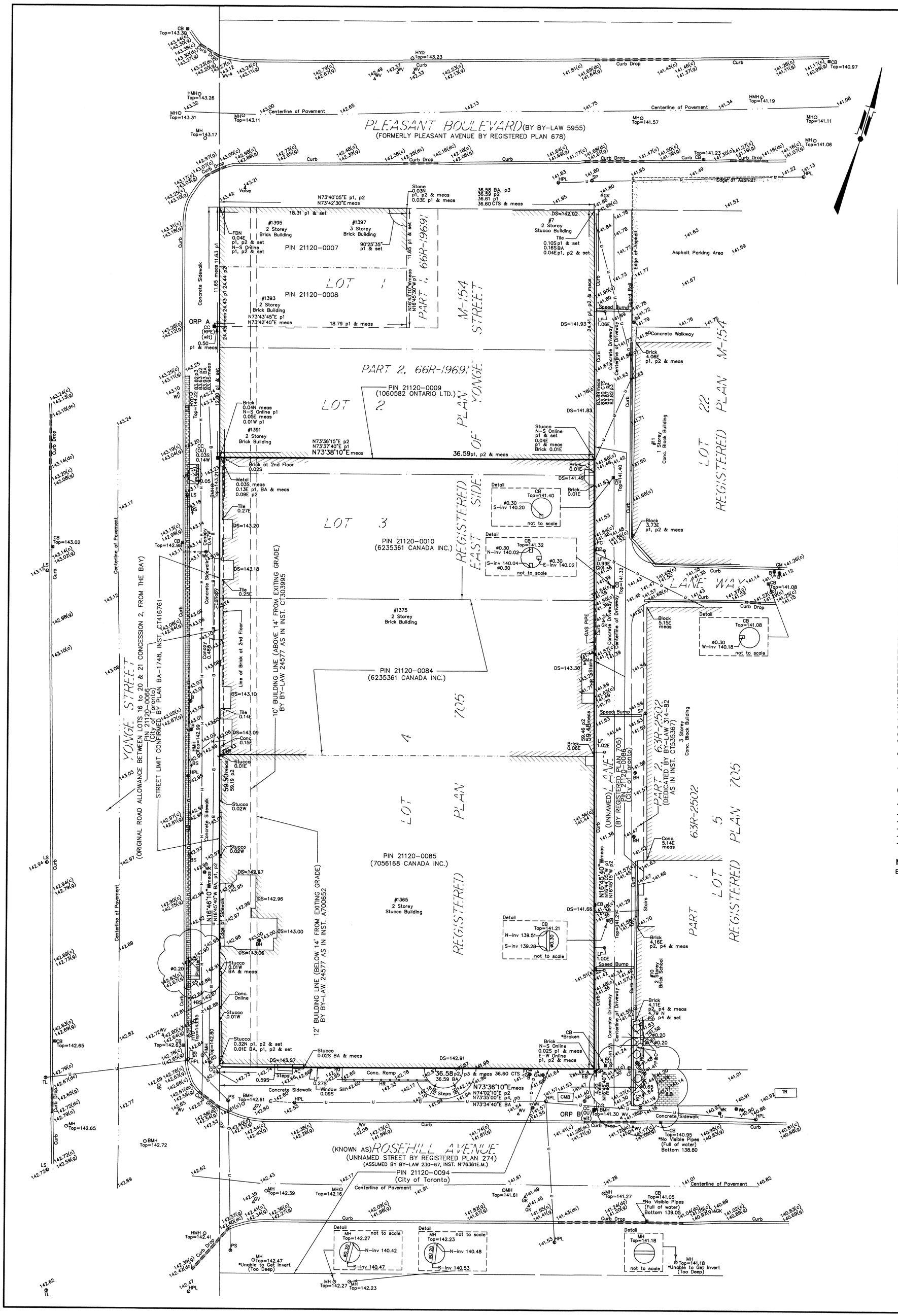


# SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHY

## PART 1

## PLAN OF SURVEY OF

# LOT 3

AND

# PART OF LOT 2 REGISTERED PLAN M-154

# LOT 4 REGISTERED PLAN 705

## CITY OF TORONTO

SCALE 1 : 200

5 4 3 2 1 0 5 10 Metres

**LLOYD & PURCELL , A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.**

**ASSOCIATION OF ONTARIO LAND SURVEYORS**
*PLAN SUBMISSION FORM*
2044221

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

### BEARING REFERENCE

BEARINGS SHOWN ON THIS PLAN ARE MTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK(RTN) OBSERVATIONS, MTM ZONE 10, NAD83(CSRS2010)

MTM ZONE 10, NAD83 (CSRS–2010)
COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O.REG. 216/10.

| POINT ID | NORTHING | EASTING |
|---|---|---|
| ORP A | 4838562.70 | 313385.55 |
| ORP B | 4838500.12 | 313443.13 |

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

### BENCH MARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK N° 12219741472, HAVING A PUBLISHED ELEVATION OF 140.121 METRES.

### METRIC

DISTANCES 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 0.99988103

### LEGEND

| | |
|---|---|
| N,E,W,S | NORTH, EAST, WEST, SOUTH |
| CC | CUT CROSS |
| IB | IRON BAR |
| ■ | FOUND |
| □ | SET |
| meas | MEASURED |
| (OU) | ORIGIN UNKNOWN |
| (WIT) | WITNESS |
| (RPE) | RADY–PENTEK & EDWARD SURVEYING LTD. |
| BA | PLAN BA–1748 |
| p1 | PLAN 66R–19691 |
| p2 | SURVEYOR'S REAL PROPERTY REPORT BY VLADIMIR DOSEN SURVEYING INC., DATED 27 JULY, 2014 (FILED AS 1365 YONGE STREET) |
| p3 | REGISTERED PLAN M–154 |
| p4 | PLAN 63R–2502 |
| CTS | NOTES AND RECORDS OF CITY OF TORONTO SURVEYS (PROJECT 90–431–032) DATED SEPTEMBER 12, 1990 |
| (c) | TOP OF BACK OF CURB |
| (dc) | DROP CURB |
| (g) | GUTTER |
| (Inv) | INVERT |
| AC | AIR CONDITIONING |
| B | BOLLARD/GUARD POST |
| BS | BIKE STANDARD |
| BHM | BELL MAN HOLE |
| BH | BORE HOLE |
| CB | CATCH BASIN |
| CMB | COMMUNICATION BOX |
| CONC. | CONCRETE |
| DS | DOOR SILL |
| DP | DRAINAGE PIPE |
| EB | ELECTRICAL BOX |
| FC | FIRE CONNECTION |
| GK | GAS KEY |
| GV | GAS VALVE |
| GM | GAS METER |
| HPL | HYDRO POLE & LIGHT |
| HW | HANDWELL |
| HYD | FIRE HYDRANT |
| HMH | HYDRO MAN HOLE |
| HR | HAND RAIL |
| ILB | INTERLOCKING BRICK |
| LF | LIGHT FEATURES |
| MH | MAN HOLE |
| PS | PEDESTRIAN SIGNAL POLE |
| P&C | POST & CHAIN FENCE |
| RC | ROCKS |
| SP | SIGN POST |
| SB | SIGNAL BOX |
| TL | TRAFFIC LIGHT |
| TR | TRANSFORMER/CONCRETE PAD |
| WK | WATER KEY |
| WV | WATER VALVE |
| VC | VALVE CHAMBER |
| ⇐-------- | ANCHOR/GUY WIRE |
| ✳ | CONIFEROUS TREE (SPREAD) |
| (×) | DECIDUOUS TREE (SPREAD) |
| ~~~~~~~~~~ | EDGE OF ASPHALT/GRAVEL |
| – U – | OVER HEAD UTILITY |
| – H – | UNDERGROUND HYDRO |
| – B – | UNDERGROUND BELL |
| – G – | GAS |
| – W – | WATER |

### NOTES

BY–LAW 245–77 TO FIX A BUILDING LINE AS A PRELIMINARY TO THE WIDENING OF YONGE STREET

### 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 23rd DAY OF MARCH, 2018.

APRIL 03, 2018 .....

T.M. PURCELL
ONTARIO LAND SURVEYOR

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### PART 2

COMMENTS: –UNDERGROUND SERVICE/UTILITIES INFORMATION HAS BEEN DERIVED FROM MARKINGS FOUND ON SITE AND IS INTENDED FOR DESIGN PURPOSES ONLY, SERVICES MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

EASEMENTS: –NONE REGISTERED.

THIS REPORT WAS PREPARED FOR GHD LTD. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**LLOYD & PURCELL**
A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.
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WWW.ONTARIOLANDSURVEYORS.CA

| | | |
|---|---|---|
| CAD: BL | PC: SR | JOB: 18–239 |
| CALC: BL | CHK'D: TMP | FILE: T1–705–4 |

LLOYD & PURCELL Ltd.