

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF SURVEY OF:
LOT 48
REGISTERED PLAN 500 AND
PART OF LOT 16, CONCESSION 1
SOUTH OF DUNDAS STREET
(FORMERLY TOWNSHIP OF TORONTO, COUNTY OF PEEL)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:150 metres
 3m 0m 3m 6m 9m 12m 15m

TOPOTEC INC.
 ONTARIO LAND SURVEYORS

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

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - RIB DENOTES ROUND IRON BAR
 - IB DENOTES IRON BAR
 - IT DENOTES IRON TUBE
 - CC DENOTES CUT CROSS
 - PB DENOTES PLASTIC BAR
 - (N) DENOTES NOT IDENTIFIED
 - (AC) DENOTES ACO SURVEY CONSULTANTS, O.L.S.
 - RP DENOTES REGISTERED PLAN 500
 - P1 DENOTES PLAN OF SURVEY BY OTTO ERTL, O.L.S., DATED AUGUST 21, 1981
 - P2 DENOTES PLAN 43R-6574
 - P3 DENOTES PLAN 43R-38304
 - P4 DENOTES PLAN 43R-38866
 - P5 DENOTES PLAN EXPROPRIATION PLAN PR3522227
 - BF DENOTES BOARD FENCE
 - WK DENOTES WATER KEY
 - DS DENOTES DOOR SILL ELEVATION
 - CL DENOTES CENTERLINE OF PAVEMENT
 - HP DENOTES HYDRO POST
 - MH DENOTES MANHOLE
 - SRW DENOTES STONE RETAINING WALL
 - CSW DENOTES CONCRETE SIDEWALK
 - CRW DENOTES CONCRETE RETAINING WALL
 - STM DENOTES STORM
 - GW DENOTES DOWN GUY ANCHOR
 - CB DENOTES CATCH BASIN
 - S DENOTES SET
 - Ms DENOTES MEASURED
 - TOP DENOTES TOP OF WALL
 - BW DENOTES BOTTOM OF WALL
 - TC DENOTES TOP OF CURB
 - BC DENOTES BOTTOM OF CURB
 - FH DENOTES FIRE HYDRANT
 - WRW DENOTES WOOD RETAINING WALL
 - GM DENOTES GAS METER
 - S DENOTES STORM
 - S DENOTES EXISTING GRADE ELEVATION

MISSISSAUGA ELEVATION NOTE
 ELEVATIONS SHOWN HEREON ARE MISSISSAUGA DATUM AND ARE RELATED TO THE CITY OF MISSISSAUGA BENCH MARK No. 337 HAVING AN ELEVATION OF 108.730 METRES.

BEARING
 BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF SPECIFIED CONTROL POINTS 'A' AND 'B', USING THE LEICA SMARTNET RTK NETWORK, AND ARE REFERRED TO THE 3' MTM COORDINATE SYSTEM, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (3' MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)(2010)).
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99988.

3' MTM ZONE 10 COORDINATES
 NAD 83 (CSRS)(2010) CENTRAL MERIDIAN 79°30' WEST LONGITUDE
 THE WM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

SPECIFIED CONTROL POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) RIB	4 826 306.39	295 699.82
(B) PB	4 826 333.25	295 760.01
REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 826 352.24	295 740.29
2	4 826 285.20	295 723.37

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

THIS REPORT WAS PREPARED FOR P&S RAMLOCHAN PROPERTY INC. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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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 16th DAY OF AUGUST, 2019.

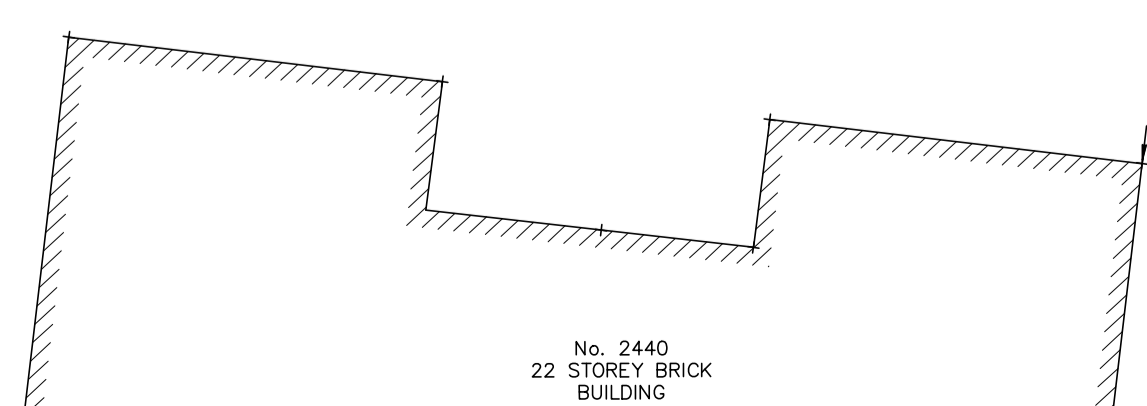
JUNE 15, 2020 DATE
 BAHRAM AMIRNEZHAD P.ENG. ONTARIO LAND SURVEYOR

TOPOTEC Inc.
 Ontario Land Surveyors
 204 OLDE BAYVIEW AVENUE, RICHMOND HILL ON L4E 3C9
 TEL: (416) 219-9956 FAX: (416) 632-9088
 Email: info@topotec.ca www.Topotec.ca

FIELD: H.S. DRAWN: L.N. CHECKED: B.A.
 JOB No. 761
 CAD FILE: 2444 HURONTARIO STREET-1.DWG



PART 2) SURVEY REPORT
 LAND DESCRIPTION: No. 2444 HURONTARIO STREET LOT 48, REGISTERED PLAN 500 PIN 13353-0122(LT) AND PART OF LOT 16, CONCESSION 1, SOUTH OF DUNDAS STREET PART 1 & 2, PLAN 43R6574, SAVE AND EXCEPT PART 1, EXPROPRIATION PLAN PR3522227, CITY OF MISSISSAUGA THE REGIONAL MUNICIPALITY OF PEEL
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE
 BOUNDARY FEATURES: PLEASE NOTE THE FENCE LOCATION.
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.



PIN UPDATED ON JUNE 15, 2020.