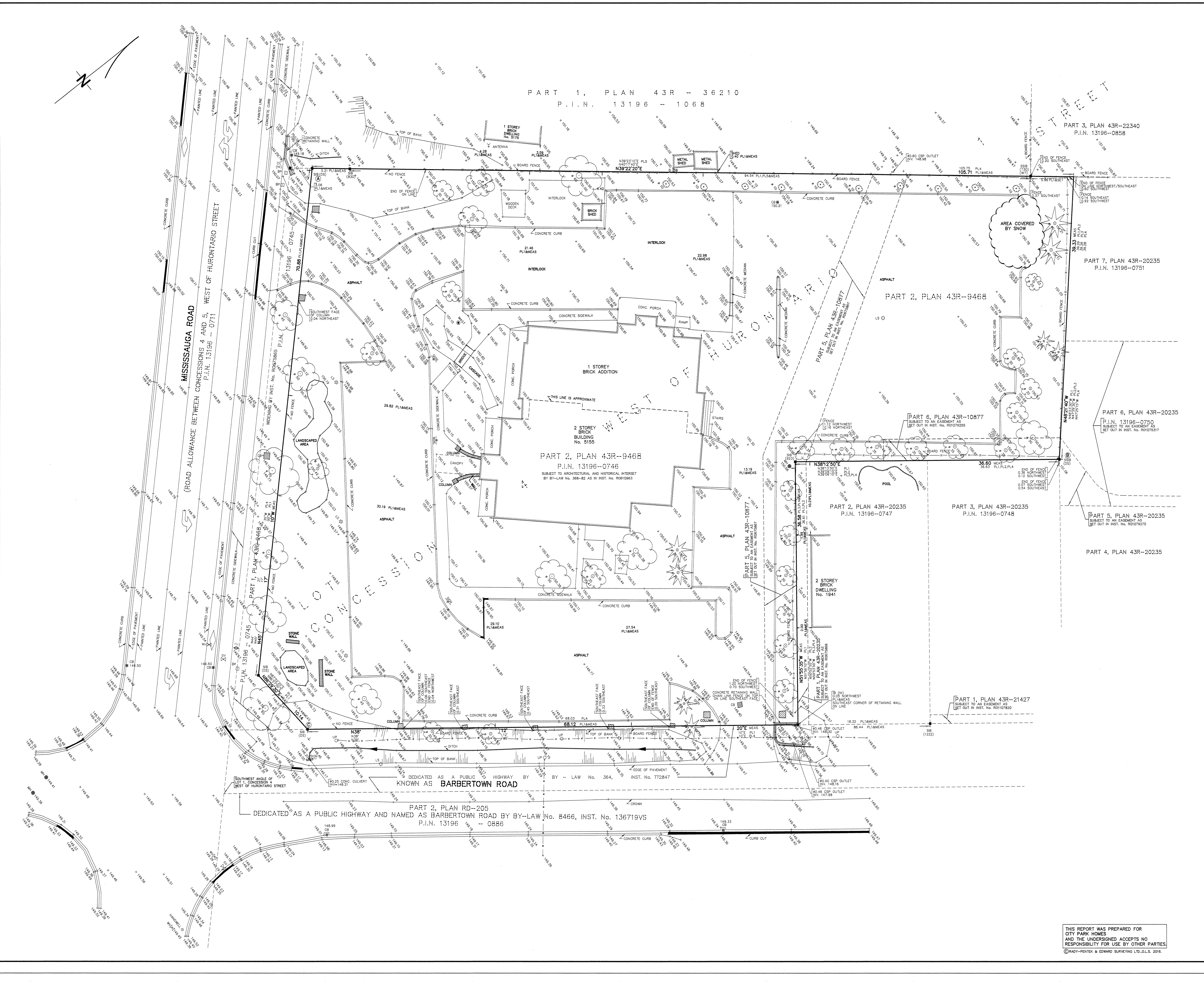

SURVEYOR'S REAL PROPERTY REPORT AND TOPOGRAPHIC PLAN

PART 1

PLAN OF PART OF LOT 1 CONCESSION 4, WEST OF HURONTARIO STREET

(GEOGRAPHIC TOWNSHIP OF TORONTO)

CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

SCALE 1:200

5m 4 3 2 1 0 5 10 15 metres

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

METRIC

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

LEGEND

BP	DENOTES BELL PEDESTAL
CB	DENOTES CATCH BASIN
FH	DENOTES FIRE HYDRANT
GV	DENOTES GAS VALVE
GW	DENOTES GUY WIRE
INV	DENOTES INVERT
LS	DENOTES LAMP STANDARD
HV	DENOTES HYDRO VAULT
TS	DENOTES TRAFFIC SIGN
UP	DENOTES UTILITY POLE
MH	DENOTES MANHOLE
(TW)	DENOTES TOP OF WALL ELEVATION
CSP	DENOTES CORRUGATED STEEL PIPE
WV	DENOTES WATER VALVE
–W–	DENOTES OVERHEAD WIRE
ø	DENOTES DIAMETER
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE
–x–	DENOTES FENCE LINE
	DENOTES FLOW DIRECTION
	DENOTES GUY WIRE

NOTES

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
P.I.N.	DENOTES PROPERTY IDENTIFIER NUMBER
PL1	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DAVID & SEARLES SURVEYING LTD., O.L.S. DATED JUNE 28, 2015.
PL2	DENOTES PLAN 43R–20235
PL3	DENOTES PLAN 43R–10877
PL4	DENOTES PLAN 43R–9468
PL5	DENOTES PLAN 43R–36210
(830)	DENOTES E.W. PETZOLD, O.L.S.
(923)	DENOTES STARR AND TARASICK, O.L.S.
(1222)	DENOTES C.E. DOTTERILL, O.L.S.
(DS)	DENOTES DAVID & SEARLES SURVEYING LTD., O.L.S.
(NI)	DENOTES NOT IDENTIFIED
(WT)	DENOTES WITNESS

INTEGRATION NOTE

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE CAN–NET VIRTUAL REFERENCE STATION NETWORK: UTM ZONE 17, NAD83 (CSRS)(1997.0). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
Ⓐ	4825130.836	604969.333
Ⓑ	4825186.422	605065.765
Ⓒ	4825081.599	605029.802

COORDINATES 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 0.999718.

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF MISSISSAUGA VERTICAL BENCHMARK NUMBER 256 HAVING AN ELEVATION OF 154.321 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, NOT 1978 ADJUSTMENT (CGVD–1928:PRE–1978).

LOCATED ON THE NORTH FACE AT THE EAST CORNER OF A RED BRICK HOUSE #370 ON WEST SIDE OF QUEEN STREET, 76m NORTH OF REID DRIVE.

UNDERGROUND SERVICES

UNDERGROUND SERVICES HAVE NOT BEEN SURVEYED.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT–OF–WAYS:

1) SUBJECT TO AN EASEMENT OVER PART 5, PLAN 43R–10877 AS SET OUT IN INST No. RO675867 IN FAVOUR OF THE CITY OF MISSISSAUGA.
2) SUBJECT TO AN EASEMENT OVER PART 6, PLAN 43R–10877 AS SET OUT IN INST No. RO1079255 IN FAVOUR OF THE OWNERS OF PARTS 1,2,3,5 AND 6 PLAN 43R–20235.

OTHER COMMENTS:

1) IT APPEARS ACCESS TO MISSISSAUGA ROAD CROSSES OVER LAND NOT YET DEDICATED AS A PUBLIC HIGHWAY. PLEASE REFER TO PART 1, PLAN 43R–9468 WHICH EXTENDS ACROSS THE ENTIRE MISSISSAUGA ROAD FRONTAGE.
2) PLEASE NOTE THE LOCATION OF THE FENCES ON THE PERIMETER OF THE PROPERTY.
3) PLEASE NOTE THE DECORATIVE COLUMNS ALONG BARBERTOWN ROAD PROJECT INTO THE PUBLIC HIGHWAY.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY–LAWS

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 21st DAY OF JANUARY 2016.

DATE Jan 29th 2016.

C. P. Edward (signature)

C. P. EDWARD
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1962051
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

THIS REPORT WAS PREPARED FOR CITY PARK HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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DRAWN: D.F. CHECKED: C.P.E.
JOB No. 15–223 CAD FILE No. 15223tp1

Jan. 29, 2016 – 14:45:00