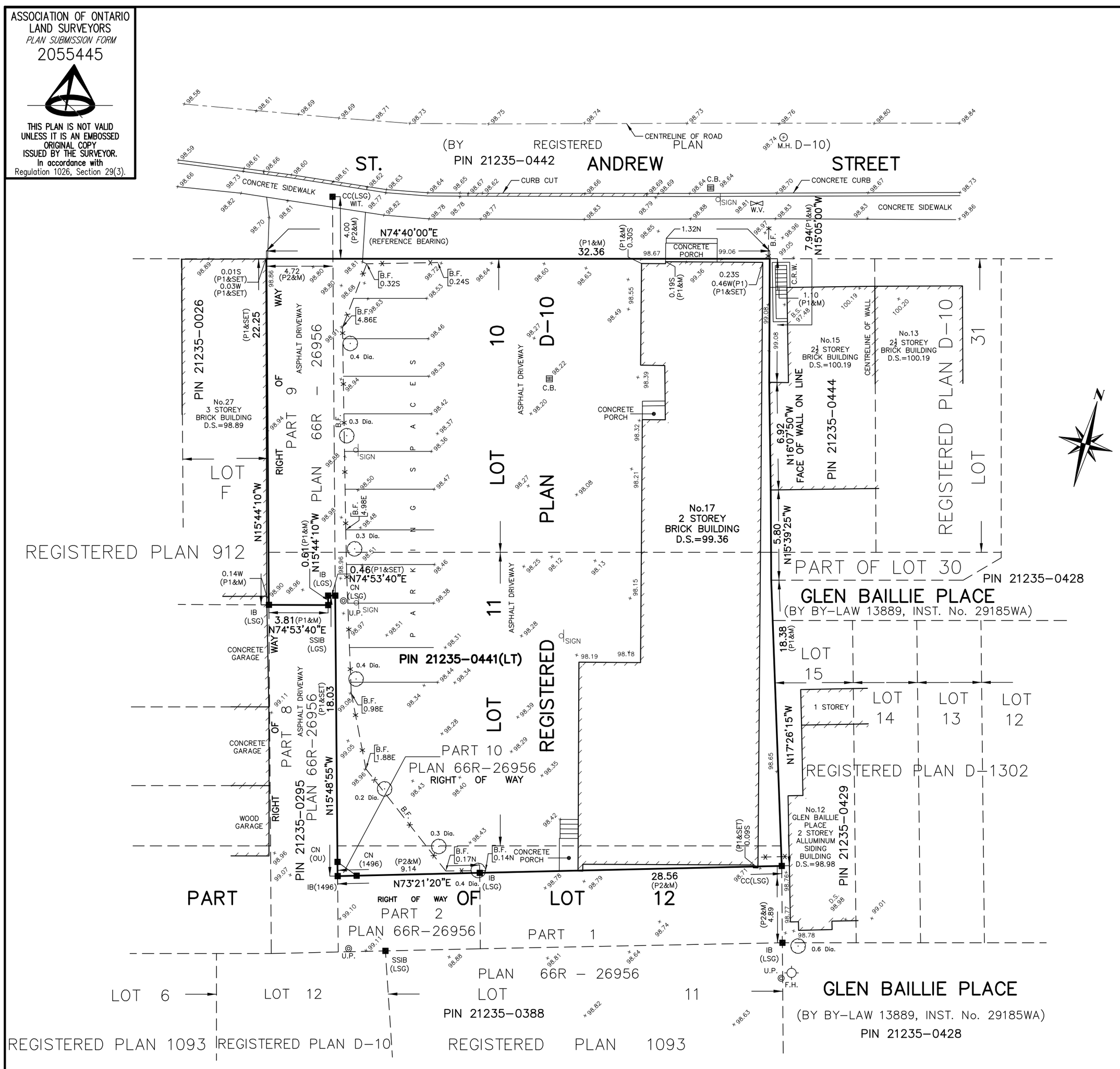
ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2055445

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



SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF
PART OF LOTS 10, 11 AND 12 REGISTERED PLAN D–10 CITY OF TORONTO

SCALE 1:200

10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

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

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CN	DENOTES CONCRETE NAIL IN WASHER
CC	DENOTES CUT CROSS
P1	DENOTES PLAN OF SURVEY BY RABIDEAU & CZERWINSKI, O.L.S. DATE MAY 31, 2000
P2	DENOTES PLAN 66R–26956
WIT	DENOTES WITNESS
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
B.F.	DENOTES BOARD FENCE
C.R.W.	DENOTES CONCRETE RETAINING WALL
LSG	DENOTES LAND SURVEY GROUP, O.L.S.
OU	DENOTES ORIGINAL UNKNOWN
D.S.	DENOTES FINISHED SILL ELEVATION AT ENTRY
1496	DENOTES RABIDEAU & CZERWINSKI, O.L.S.
U.P.	DENOTES UTILITY POLE
M.H.	DENOTES MANHOLE
F.H.	DENOTES FIRE HYDRANT
W.V.	DENOTES WATER VALVE
C.B.	DENOTES CATCH BASIN
0.3 Dia.	DENOTES CONIFEROUS TREE
0.1 Dia.	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY OF ST. ANDREW STREET AS SHOWN ON PLAN 66R–26956 HAVING A BEARING OF N74° 40' 00"E.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No.CT1506 HAVING AN ELEVATION OF 98.142 METRES, LOCATED AT SS DUNDAS STREET WEST, WEST OF SPADINA AVENUE. BENCHMARK ON 2 STOREY BRICK BUILDING (547 DUNDAS STREET WEST) WEST END OF NORTH WALL

THIS REPORT WAS PREPARED FOR PANJEE ENTERPRISES LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: SUBJECT TO RIGHT OF WAY AS IN INST. No. CT514864.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF BUILDING CORNER AND STEPS.
3. 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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28th DAY OF MAY , 2018

MAY 30 , 2018
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

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SCARBOROUGH, ONTARIO, M1S 1X7 E–MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z.	CAD No: 18–148SRPR	JOB No: 2018–148