SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY OF
LOT 28
REGISTERED PLAN 40M–2336
TOWNSHIP OF UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1: 400

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
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN OF SURVEY BY SALNA SURVEYING, O.L.S. DATE FEBRUARY 15, 2012
P2	DENOTES PLAN OF SURVEY BY ERTL–HUNT SURVEYORS, O.L.S. DATE JULY 7, 2023
RP	DENOTES REGISTERED PLAN 40M–24690
1534	DENOTES HUNT SURVEYS INC., O.L.S.
1128	DENOTES DAVID HORWOOD LTD., O.L.S.
IBW	DENOTES IBW SURVEYORS, O.L.S.
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES CHAIN LINK FENCE
C.R.W.	DENOTES CONCRETE RETAINING WALL
U.U.B.	DENOTES UNDERGROUND UTILITY BOX
D.S.	DENOTES DOOR SILL ELEVATION AT ENTRY
STC.	DENOTES TIE TAKEN FROM STUCCO
F.H.	DENOTES FIRE HYDRANT
M.H.	DENOTES MANHOLE
S.L.	DENOTES STREET LAMP
W.V.	DENOTES WATER VALVE
C.B.	DENOTES CATCH BASIN
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2213079

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

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY OF ANDERSON BOULEVARD AS SHOWN ON REGISTERED PLAN 40M–2336, HAVING A BEARING OF NN51° 48' 00"E.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No.778477 HAVING AN ELEVATION OF 312.926 M, CGVD28:78. LOCATED IN STEEL ROD WITH BRASS CAP BM ON N SIDE OF TENTH LINE (FORMERLY HWY 47), 7.6 KM E OF JCT OF TENTH LINE AND HWY 48 AT RINGWOOD, 1.1 KM W OF BLOOMINGTON RD, AND 15.2 M N OF CL OF HWY 47. BM IS LOCATED 9.6 M E OF CL OF GRAVEL FARM LANE, 46 CM S OF NORTH RIGHT–OF–WAY FENCELINE AND 61 CM W OF A BLACK AND YELLOW MARKER POST.

THIS REPORT WAS PREPARED FOR ARCHITALCAN DESIGN INC. 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 AN EASEMENT IN GROSS AS IN INST. No. DR568402 AND SUBJECT TO AN EASEMENT FOR ENTRY AS IN INST. No. DR1199643.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY.
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 13th DAY OF FEBRUARY , 2024

FEBRUARY 20 , 2024
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
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SCARBOROUGH, ONTARIO, M1S 5C1 E–MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: J.Z.	DRAWN BY: E.N.	CAD No: 24–012SRPR	JOB No: 2024–012