



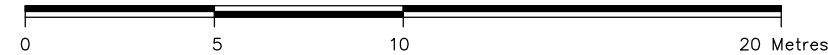
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3).

SAUNDERS

CRESCENT

SURVEYOR'S REAL PROPERTY REPORT-PART 1
PLAN OF SURVEY OF
LOT 40
REGISTERED PLAN 3588
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)

SCALE 1:200



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PEARSON & PEARSON SURVEYING LTD. 2023

Ontario Land Surveyors

Metric

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

Part 2

DESCRIPTION OF LAND: LOT 40, REGISTERED PLAN 3588
CITY OF TORONTO (FORMERLY CITY OF ETOBICOKE).

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: SUBJECT TO
EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA
AS IN INSTRUMENT No. EB85096 (NOTICE OF CLAIM No. CA292812)

BOUNDARY FEATURES: NOTE FENCES, HEDGES, WALKWAY, SHEDS, GARAGES
AND OVERHEAD UTILITY WIRES ARE SHOWN IN RELATION TO THE BOUNDARY.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT
CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS
ARE INVOLVED.

THIS REPORT WAS PREPARED FOR MAZENGA BUILDING GROUP LTD. AND
THE UNDERSIGNED ACCEPTS. NO RESPONSIBILITY FOR ITS USE BY
OTHER PARTIES.

ADDITIONAL REMARKS: NOTE THE OVERHEAD UTILITY WIRES ALONG THE
REAR LIMIT.

Bearing Note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY
LIMIT OF UNO DRIVE AS SHOWN ON REGISTERED PLAN 3588 AS
HAVING A BEARING OF N53°10'33"W.

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
OU	DENOTES	ORIGIN UNKNOWN
S	DENOTES	SET
M	DENOTES	MEASURED
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
WIT	DENOTES	WITNESS
PRODN	DENOTES	PRODUCTION
RP	DENOTES	REGISTERED PLAN 3588
P	DENOTES	SKETCH OF SURVEY BY COOK AND DUNNING, O.L.S., DATED OCTOBER 03, 1951 AND REVISED REVISED DATED AUGUST 05, 1955.
P1	DENOTES	PLAN OF SURVEY BY C.R. LYON, O.L.S., DATED OCTOBER 11, 1968.
P2	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY H. PILLAR CORPORATION LTD., O.L.S. DATED JUNE 27, 2000.
P3	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY LAND SURVEY GROUP, O.L.S., DATED FEBRUARY 10, 2014.
P4	DENOTES	BUILDING LOCATION SURVEY BY J. GERRITS SURVEYING LTD., O.L.S. DATED APRIL 10, 1990.
P5	DENOTES	SKETCH OF SURVEY BY COOK AND DUNNING, O.L.S., DATED SEPTEMBER 27, 1951.
LSG	DENOTES	LAND SURVEY GROUP, O.L.S.
FDN	DENOTES	TIES TO CONCRETE FOUNDATION
ST	DENOTES	TIES TO STONE
FR	DENOTES	TIES TO FRAME
VIN	DENOTES	TIES TO VINYL
AL	DENOTES	TIES TO ALUMINUM
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
UP	DENOTES	UTILITY POLE
BC	DENOTES	BOTTOM OF CURB ELEVATION
CCUT	DENOTES	CURB CUT ELEVATION
MH	DENOTES	MANHOLE
WV	DENOTES	WATER VALVE
Ø	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
☉	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER

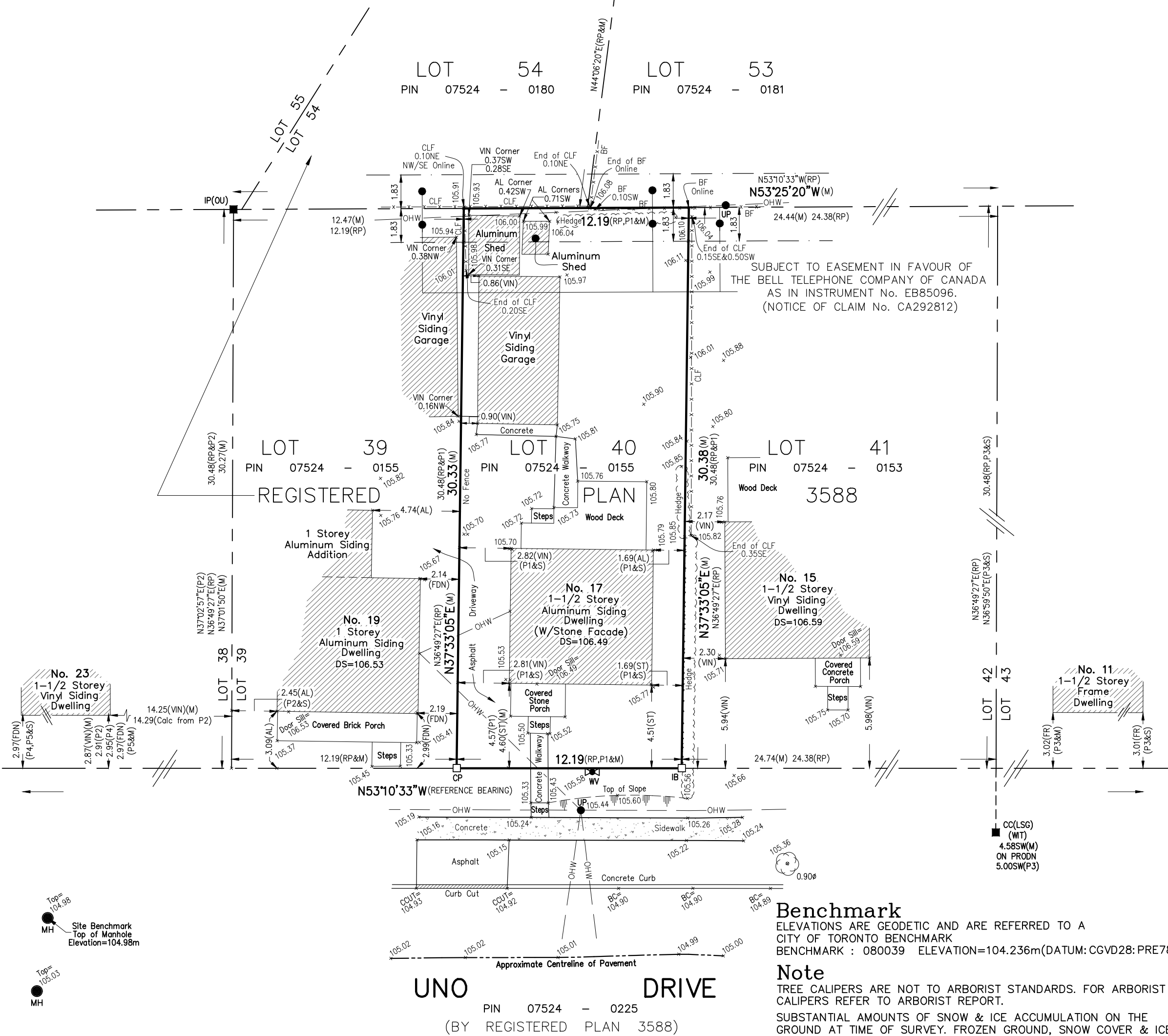
Surveyor's Certificate

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 3RD DAY OF FEBRUARY, 2023.

February 03, 2023
Date

Jason Chun-Ho Mo
Ontario Land Surveyor

10211 KEELE STREET, UNIT #116, MAPLE ONTARIO, L6A 4R7 O. : (289) 553-5453 E. : michelepearson@pearsonandpearson.ca	
DRAWING : 2609-UnoDrive17-SRPR.DWG	PROJECT : 2609
CALC. BY JM	DRAWN BY JC/JM
CHECKED BY MP/JM	



Benchmark

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A
CITY OF TORONTO BENCHMARK
BENCHMARK : 080039 ELEVATION=104.236m(DATUM: CGVD28: PRE78)

Note

TREE CALIPERS ARE NOT TO ARBORIST STANDARDS. FOR ARBORIST
CALIPERS REFER TO ARBORIST REPORT.
SUBSTANTIAL AMOUNTS OF SNOW & ICE ACCUMULATION ON THE
GROUND AT TIME OF SURVEY. FROZEN GROUND, SNOW COVER & ICE ETC.
MAY HAVE HIDDEN SOME FEATURES.