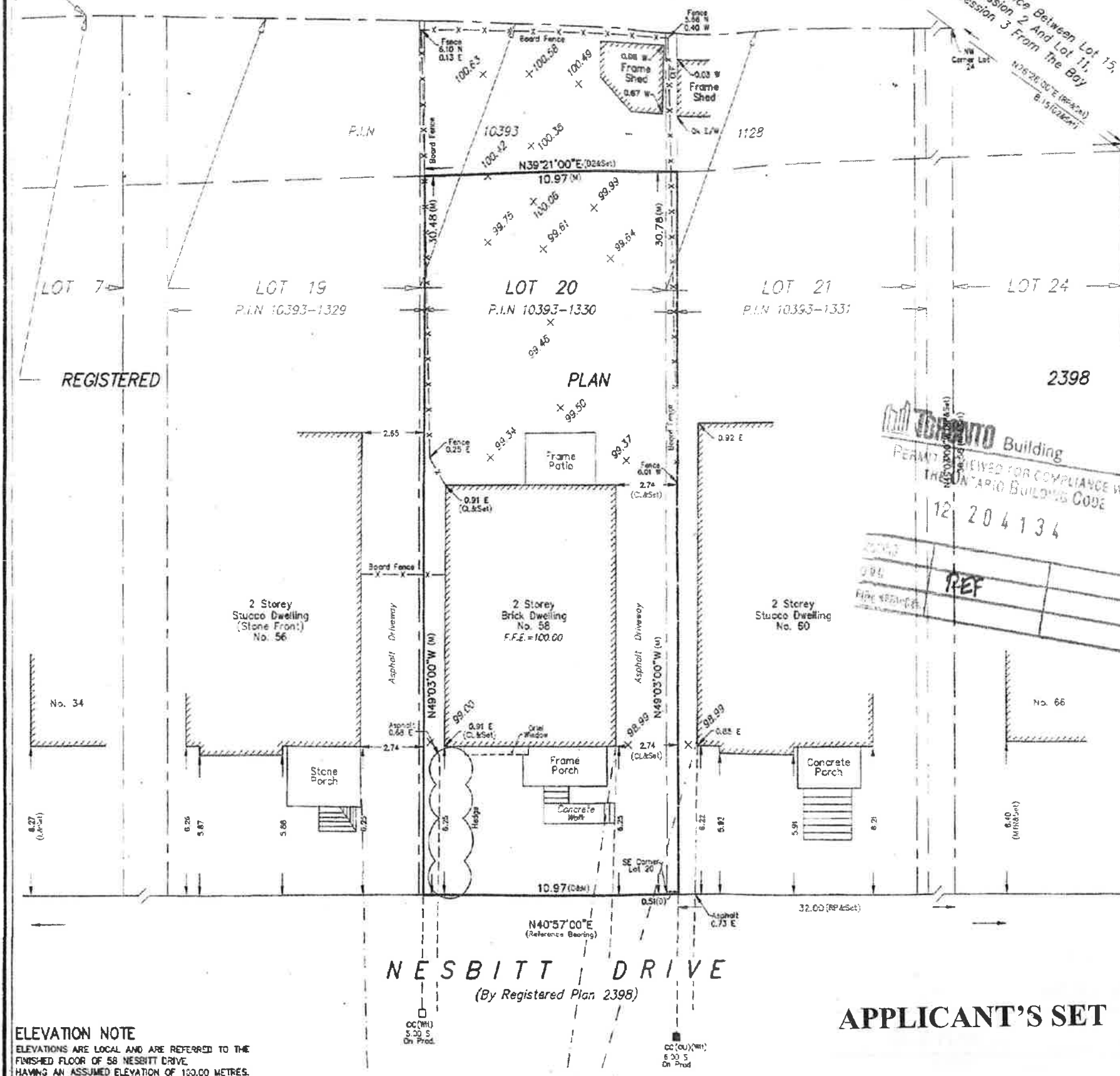


CANADIAN PACIFIC RAILWAY
Lot 15, Concession 2 From The Bay



SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
Part of LOTS 20 AND 21
REGISTERED PLAN 2398
CITY of TORONTO
Formerly in The Borough of East York
SCALE 1 : 150



AVANTI SURVEYING INC.
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METRIC

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

BEARING NOTE

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE
NORTH LIMIT OF NESBITT DRIVE, HAVING A BEARING OF
N40°57'00"E ACCORDING TO REGISTERED PLAN 2398

LEGEND

□	DENOTES	SURVEY MONUMENT SET
■	---	SURVEY MONUMENT FOUND
RP	---	REGISTERED PLAN 2398
N.S.E.W	---	NORTH,SOUTH,EAST, WEST
M	---	MEASURED
CC	---	CUT CROSS
WT	---	WITNESS
P.I.N	---	PROPERTY IDENTIFIER NUMBER
○	---	OVERHEAD WIRES & UTILITY POLE
CL	---	C.R. LYON, O.L.S.
L	---	ROBERT BASIL LEE, O.L.S.
MTR	---	METROPOLITAN TORONTO ROADS DEPARTMENT
CLF	---	CHAIN LINK FENCE
INST.	---	INSTRUMENT
PROD	---	PRODUCTION
D	---	INSTRUMENT No. CA626031
D2	---	INSTRUMENT No. 12787
F.F.E.	---	FINISHED FLOOR ELEVATION
OU	---	ORIGIN UNKNOWN

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1820436



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 CERTIFICATE

- I CERTIFY THAT :
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON THE 22nd DAY OF SEPTEMBER, 2011.

OCTOBER 6, 2011

DATE

CHRIS BERESNEWICZ
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR MR. JASON ROBERT JESSEL

PART 2 - SURVEY REPORT

- 1) PLEASE NOTE LOCATION OF FENCES, OVERHEAD WIRES, ASPHALT DRIVEWAYS & FRAME SHED
- 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
- 3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

Avanti

SURVEYING INC.

310 North Queen St., Unit 102, Toronto ON M9C-5K4
Tel: (416) 231-1174 - Fax: (416) 621-3360
E-MAIL : info@avantisurveying.com

DRAWN: P.G. CHECKED: T.Y. PROJECT 11-269

APPLICANT'S SET

ELEVATION NOTE
ELEVATIONS ARE LOCAL AND ARE REFERRED TO THE
FINISHED FLOOR OF 58 NESBITT DRIVE,
HAVING AN ASSUMED ELEVATION OF 100.00 METRES.

TORONTO Building
PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE
12 204134
REF