SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF
PART OF LOT 4, CONCESSION 9
TOWN OF WHITCHURCH–STOUFFVILLE
(FORMERLY THE TOWNSHIP OF WHITCHURCH)
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300

15m 10 5 0 10 20 METRES

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

PART 2 (SURVEY REPORT)
1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE NORTHERLY, SOUTHERLY AND EASTERLY LIMITS OF THE SUBJECT PROPERTY.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY–LAWS.

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF STOUFFVILLE BENCHMARK No.13020070004, HAVING AN ELEVATION OF 264.933M. IN EAST FACE OF CONCRETE HEADWALL, 0.50 Km WEST OF WEST LAWN COURT AND 46.5 m NORTH OF MALLARD STREET. TABLET SET FLUSH IS EAST FACE OF CONCRETE HEADWALL, 0.07 m BELOW TOP OF WALL AND 0.09 m NORTH OF THE SOUTHEAST CORNER.

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
RP	DENOTES REGISTERED PLAN 65M–3986
P1	DENOTES PLAN 65R–3119
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
B.F.	DENOTES BOARD FENCE
C.L.F.	DENOTES CHAIN LINK FENCE
1028	DENOTES R. R. SCOTT, O.L.S.
1137	DENOTES R. G. MCKIBBON, O.L.S.
1176	DENOTES DONALD E. ROBERTS, O.L.S.
NI	DENOTES NOT IDENTIFIABLE
D.S.	DENOTES FINISHED SILL ELEVATION AT ENTRY
OHW	DENOTES OVERHEAD WIRES
U.P.	DENOTES UTILITY POLE
W.V.	DENOTES WATER VALVE
M.H.	DENOTES MAN HOLE
C.B.	DENOTES CATCH BASIN
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF NINTH LINE AS SHOWN ON PLAN 65R–3119, HAVING A BEARING OF N8° 55' 10"W.

NINTH LINE (YORK REGIONAL HWY No. 69)
(ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)
PIN 03708 – 0624

CONCESSION 9

PART 1, 65R–1346 — SUBJECT TO AN EASEMENT AS SET OUT IN INST. No.RS81297

PART OF LOT 4, CONCESSION 9 — PART 1, 65R–3119 — PIN 03708 – 0595

PART 2, 65R–3119 — PIN 03708 – 0624

PIN 03708 – 0595

N8°55'10"W (REFERENCE BEARING)

SOUTHWESTERLY CORNER OF LOT 4, CONCESSION 9

CENTRELINE OF DITCH

CENTRELINE OF ROAD

EDGE OF PAVEMENT

ASPHALT DRIVEWAY

No.12717
1 STOREY
ALUM. DWELLING
D.S.=279.67

WOOD DECK

WOOD SHED

SWIMMING POOL

CHAIN LINK FENCE

N72°43'00"E (P1)
N72°46'05"E (M)

N72°44'20"E (M)
N72°43'00"E (P1)

N72°44'00"E

86.47 (P1&M)

26.00 (RP)
26.02 (M)

(RP&M) 27.90

(RP&M) 13.00

(P1&M) 11.80
11.75

8.32 (P1&SET)

94.79 (P1&M)

257.73

35.12 (M)
35.05 (P1)

35.08(M)
35.05 (P1)

N8°54'35"W (M)
N8°55'10"W (P1)

SIB(1137) BENT 0.09 S 0.44 W

SIB (1028)

SIB (1137)

SIB (NI)

IB (NI)

IB (1176)

C.L.F. ON LINE N/S

C.L.F. 0.16 S

C.L.F. 0.40 S

C.L.F. 0.04 S

B.F. 0.04 S

ø350 mm CONCRETE CULVERT

CONCRETE SIDEWALK

6.60

0.3 Dia.

0.4 Dia.

0.5 Dia.

39.91

BLOCK 131
PIN 03708-0824

BLOCK 134
0.300 RESERVE
PIN 03708-0827

LOT 1 — PIN 03708-0855
LOT 2 — PIN 03708-0856
LOT 3 — PIN 03708-0857
LOT 4 — PIN 03708-0858
LOT 5 — PIN 03708-0859
LOT 6 — PIN 03708-0860
LOT 7 — PIN 03708-0861

No.213
2 STOREY
BRICK DWELLING
D.S.=279.92

No.209
2 STOREY
BRICK DWELLING

No.205
2 STOREY
BRICK DWELLING

No.201
2 STOREY
BRICK DWELLING

No.197
2 STOREY
BRICK DWELLING

No.193
2 STOREY
BRICK DWELLING

No.189
2 STOREY
BRICK DWELLING

SUBJECT TO EASEMENT AS SET OUT IN INST. No. YR1023501
PART 2, 65R–30043

SUBJECT TO EASEMENT AS SET OUT IN INST. No.YR1023501
PART 3, 65R–30043

SUBJECT TO EASEMENT AS SET OUT IN INST. No.YR1023501
PART 4, 65R–30043

PART 5, 65R–30043

REGISTERED PLAN 65M – 3986

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2077441

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 RICHARD TIAN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

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 7th DAY OF JANUARY , 2019

FEBRUARY 7 , 2019
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

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SURVEY BY: S.Z. | CAD No: 19–002SRPR | JOB No: 2019–002