

**BEARING NOTE**

BEARINGS HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE WESTERLY LIMIT OF DOVERCOURT ROAD AS SHOWN ON PLAN BY SPEIGHT, VAN NOSTRAND AND GIBSON LIMITED, DATED APRIL 27, 1992, HAVING A BEARING OF N16°01'30"W.

**ELEVATION NOTE**

ELEVATIONS ARE BASED ON THE CANADIAN GEODETIC DATUM AND WERE DERIVED FROM CITY OF TORONTO BENCH MARK CT572, HAVING A PUBLISHED ELEVATION OF 106.586 metres.

**PART 2 - REPORT SUMMARY**

DESCRIPTION OF LAND  
 PART OF LOT 3, REGISTERED PLAN D262, KNOWN AS MUNICIPAL No.'s 466 AND 468 DOVERCOURT ROAD, CITY OF TORONTO  
 REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
 NONE  
 ADDITIONAL COMMENTS  
 PLEASE NOTE THE LOCATION OF THE FOLLOWING IN RELATION TO THE PARCEL LIMITS AS REESTABLISHED:  
 THE CHAIN LINK FENCE ALONG THE SOUTH LIMIT.  
 THE TIMBER CURB AND OVERHEAD SIGN ALONG THE EAST LIMIT.  
 THE WINDOW WELLS, LAMPS, PIPES AND CONDUITS ALL ATTACHED TO THE SOUTH FACE OF THE BUILDING IN RELATION TO THE SOUTH PARCEL LIMIT.  
 THE NORTH FACE OF THE WALL OF THE 1 STOREY ADDITION AT THE REAR OF THE PROPERTY. THE SOUTH FACE OF SAID WALL IS 0.10 & 0.11 NORTH OF THE NORTH PARCEL LIMIT. CONSULTATION WITH A LAWYER REGARDING THIS ISSUE IS RECOMMENDED.

THERE IS A DOORWAY LOCATED ABOVE THE EASTERLY WINDOW WELL ALONG THE SOUTH WALL OF THE BUILDING. THERE IS NO RIGHT OF WAY REGISTERED ON TITLE REGARDING ACCESS FROM THIS DOORWAY TO THE PROPERTIES TO THE SOUTH OF THE SUBJECT PROPERTY.

THERE ARE OVERHEAD WIRES AND A WOODEN HYDRO POLE LOCATED AT THE REAR OF THE PROPERTY. THERE IS NO REGISTERED RIGHT OR EASEMENT ON TITLE REGARDING THE PASSAGE/POSITION OF SAID WIRES AND POLE.

**SURVEYOR'S REAL PROPERTY REPORT  
 PART 1 - PLAN OF SURVEY WITH TOPOGRAPHY OF  
 PART OF LOT 3  
 REGISTERED PLAN D262  
 CITY OF TORONTO**

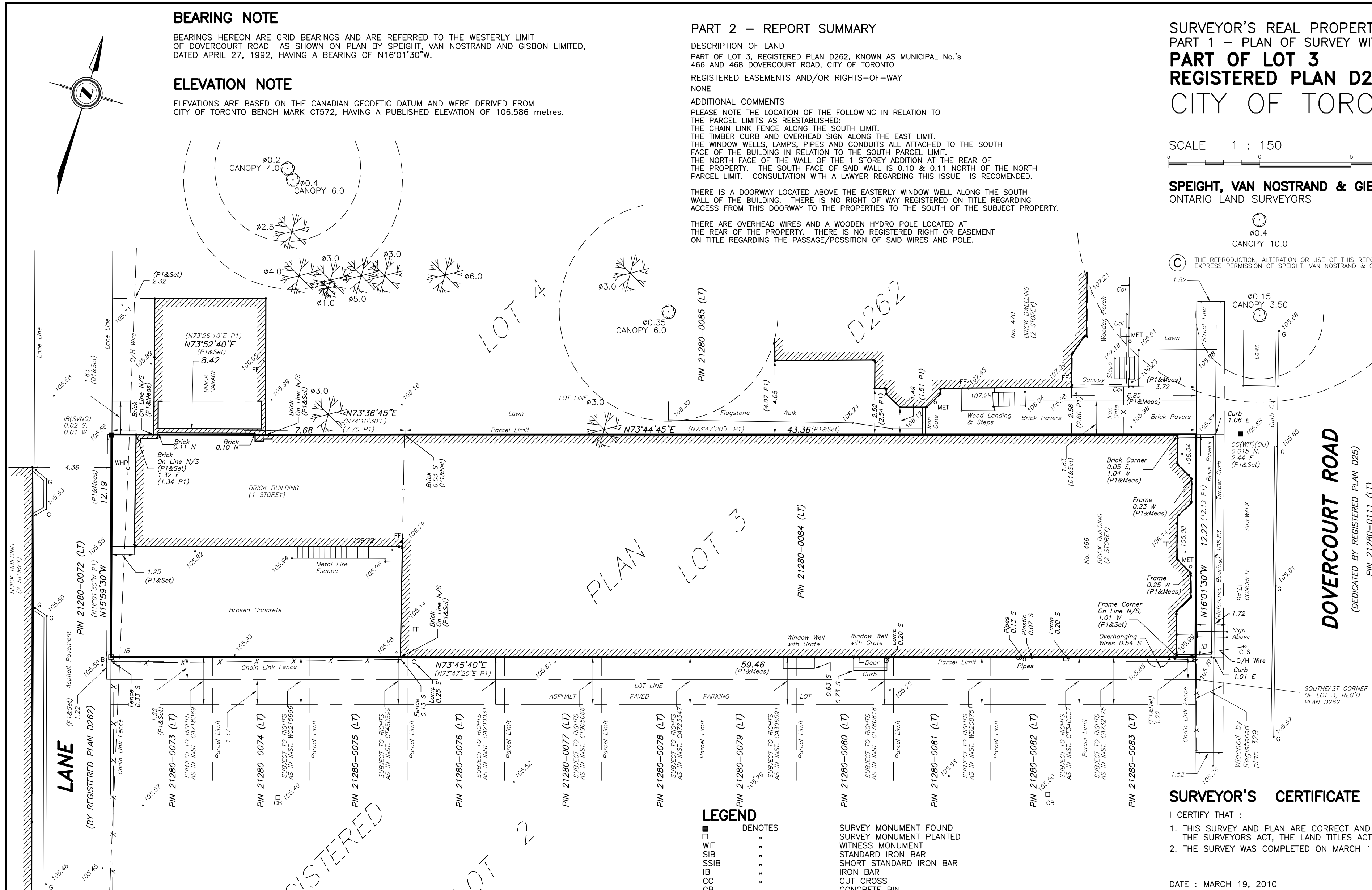
SCALE 1 : 150



**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
 ONTARIO LAND SURVEYORS

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**FIRE HYDRANT NOTE**  
 FIRE HYDRANT LOCATED 44.3 METRES NORTH FROM THE NORTHEAST PROPERTY CORNER.



**DOVERCOURT ROAD**  
 (DEDICATED BY REGISTERED PLAN D25)  
 PIN 21280-0111 (LT)

**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 MARCH 11, 2010.

DATE : MARCH 19, 2010

*Adam J. Werrell*  
 ADAM J. WERRELL  
 ONTARIO LAND SURVEYOR

**NOTE**  
 THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.  
 THIS REPORT WAS PREPARED FOR ANDREW MORRISON ARCHITECT INC. AND ALL OTHER PARTIES TO THE TRANSACTION.

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

**REVISION NOTE**  
 SURVEY REVISED ON NOVEMBER 25, 2019 TO ILLUSTRATE THE TREES AND BUSHES LOCATES WITHIN THE ROAD ALLOWANCE AND ON THE NORTHERLY PROPERTY AND TO ADD THE FIRE HYDRANT NOTE.

**LEGEND**

- |   |         |  |
|---|---------|--|
| ■ | DENOTES | SURVEY MONUMENT FOUND  |
| □ | WIT     | SURVEY MONUMENT PLANTED  |
| ▣ | SIB     | WITNESS MONUMENT   |
| ▤ | SSIB    | STANDARD IRON BAR  |
| ▥ | IB      | SHORT STANDARD IRON BAR  |
| ▦ | CC      | IRON BAR   |
| ▧ | CC      | CONCRETE CROSS   |
| ▨ | CC      | CONCRETE PIN   |
| ▩ | N.S.E.W | NORTH, SOUTH, EAST, WEST   |
| ○ | SVNG    | SPEIGHT, VAN NOSTRAND AND GIBSON LIMITED, O.L.S.                   |
| ○ | OU      | ORIGIN UNKNOWN   |
| ○ | RP      | REGISTERED PLAN D262   |
| ○ | P1      | PLAN OF SURVEY BY SPEIGHT, VAN NOSTRAND AND GIBSON LIMITED, O.L.S. |
| ○ |         | DATED APRIL 27, 1992   |
| ○ |         | INSTRUMENT No. CA434695  |
| ○ | D1      | BOLLARD  |
| ○ | B       | CATCH BASIN  |
| ○ | CB      | CONCRETE LIGHT STANDARD  |
| ○ | CLS     | COLUMN   |
| ○ | COL     | FINISHED FLOOR   |
| ○ | FF      | GUTTER   |
| ○ | MET     | METER  |
| ○ | WHP     | WOOD HYDRO POLE  |
| ○ |         | DECIDUOUS TREE   |
| ○ |         | BUSH   |

**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
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 1762327

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