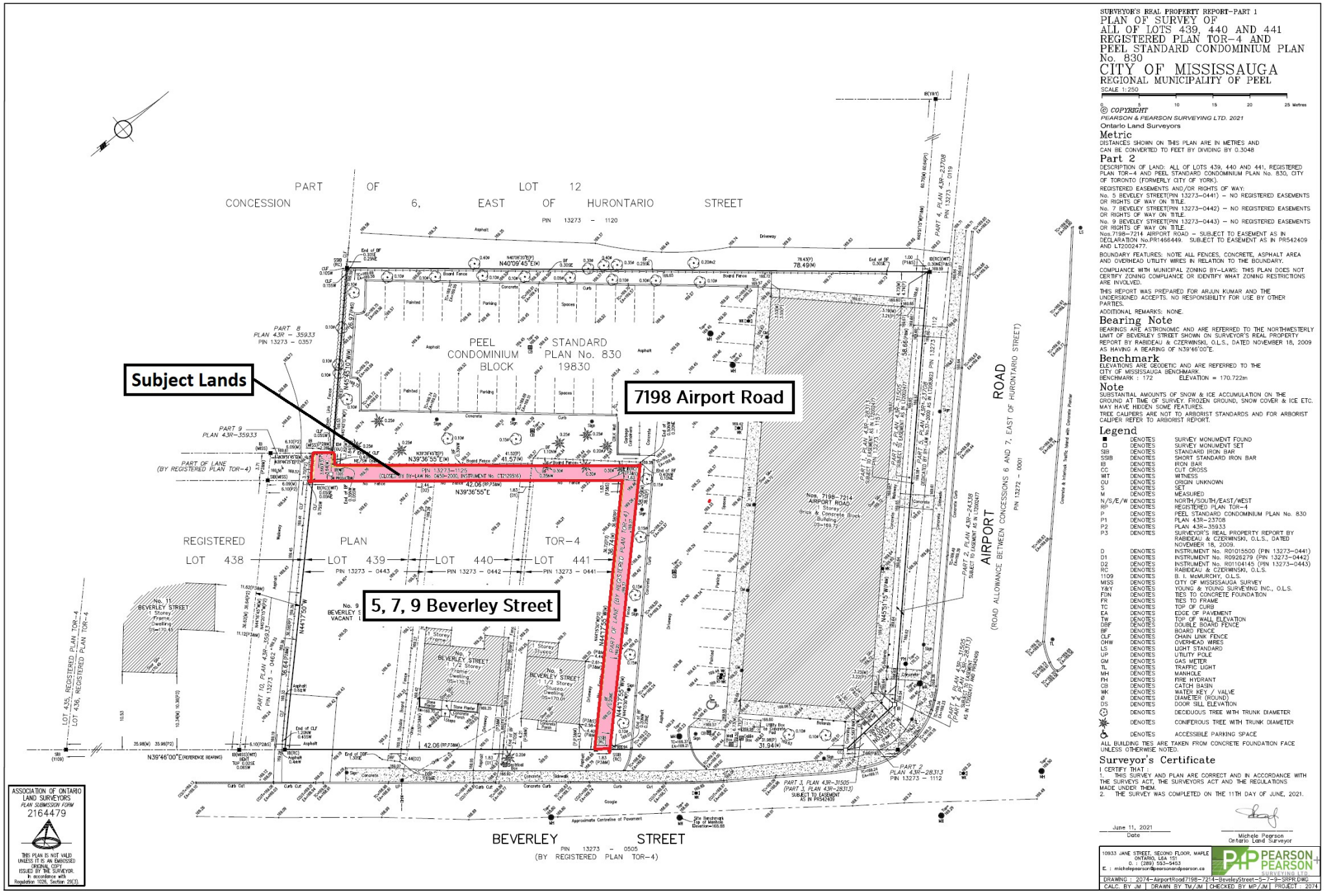

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2164479

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 REAL PROPERTY REPORT-PART 1

PLAN OF SURVEY OF ALL OF LOTS 439, 440 AND 441 REGISTERED PLAN TOR-4 AND PEEL STANDARD CONDOMINIUM PLAN No. 830

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:250

0 5 10 15 20 25 Metres

© COPYRIGHT
PEARSON & PEARSON SURVEYING LTD. 2021

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: ALL OF LOTS 439, 440 AND 441, REGISTERED PLAN TOR-4 AND PEEL STANDARD CONDOMINIUM PLAN No. 830, CITY OF TORONTO (FORMERLY CITY OF YORK).

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:

No. 5 BEVELEY STREET(PIN 13273-0441) - NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

No. 7 BEVELEY STREET(PIN 13273-0442) - NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

No. 9 BEVELEY STREET(PIN 13273-0443) - NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE.

Nos.7198-7214 AIRPORT ROAD - SUBJECT TO EASEMENT AS IN DECLARATION No.PR1466449. SUBJECT TO EASEMENT AS IN PR542409 AND LT2002477.

BOUNDARY FEATURES: NOTE ALL FENCES, CONCRETE, ASPHALT AREA AND OVERHEAD UTILITY WIRES 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 ARJUN KUMAR AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ADDITIONAL REMARKS: NONE.

Bearing Note

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF BEVERLEY STREET SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY RABIDEAU & CZERWINSKI, O.L.S., DATED NOVEMBER 18, 2009 AS HAVING A BEARING OF N39°46'00"E.

Benchmark

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK.
BENCHMARK : 172 ELEVATION = 170.722m

Note

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

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
S	DENOTES	SET
M	DENOTES	MEASURED
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
RP	DENOTES	REGISTERED PLAN TOR-4
P	DENOTES	PEEL STANDARD CONDOMINIUM PLAN No. 830
P1	DENOTES	PLAN 43R-23708
P2	DENOTES	PLAN 43R-35933
P3	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY RABIDEAU & CZERWINSKI, O.L.S., DATED NOVEMBER 18, 2009.
D	DENOTES	INSTRUMENT No. R01015500 (PIN 13273-0441)
D1	DENOTES	INSTRUMENT No. R0926279 (PIN 13273-0442)
D2	DENOTES	INSTRUMENT No. R01104145 (PIN 13273-0443)
RC	DENOTES	RABIDEAU & CZERWINSKI, O.L.S.
1109	DENOTES	B. I. McMURCHY, O.L.S.
MISS	DENOTES	CITY OF MISSISSAUGA SURVEY
Y&Y	DENOTES	YOUNG & YOUNG SURVEYING INC., O.L.S.
FDN	DENOTES	TIES TO CONCRETE FOUNDATION
FR	DENOTES	TIES TO FRAME
TC	DENOTES	TOP OF CURB
EA	DENOTES	EDGE OF PAVEMENT
TW	DENOTES	TOP OF WALL ELEVATION
DBF	DENOTES	DOUBLE BOARD FENCE
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
OHW	DENOTES	OVERHEAD WIRES
LS	DENOTES	LIGHT STANDARD
UP	DENOTES	UTILITY POLE
GM	DENOTES	GAS METER
TL	DENOTES	TRAFFIC LIGHT
MH	DENOTES	MANHOLE
FH	DENOTES	FIRE HYDRANT
CB	DENOTES	CATCH BASIN
WK	DENOTES	WATER KEY / VALVE
Ø	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
♿	DENOTES	ACCESSIBLE PARKING SPACE

ALL BUILDING TIES ARE TAKEN FROM CONCRETE FOUNDATION FACE UNLESS OTHERWISE NOTED.

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 11TH DAY OF JUNE, 2021.

June 11, 2021
Date

Michele Pearson
Ontario Land Surveyor

10933 JANE STREET, SECOND FLOOR, MAPLE ONTARIO, L6A 1S1
O. : (289) 553-5453
E. : michelepearson@pearsonandpearson.ca
PEARSON + PEARSON SURVEYING LTD.

DRAWING : 2074-AirportRoad7198-7214-BeveleyStreet-5-7-9-SRPR.DWG
CALC. BY JM | DRAWN BY TM/JM | CHECKED BY MP/JM | PROJECT : 2074