

PLAN OF SURVEY OF PART OF LOT 21 CONCESSION 3 PART OF SIMCOE STREET REGISTERED PLAN 72

GEOGRAPHIC TOWNSHIP OF VAUGHAN NOW IN THE CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

GUIDO PAPA SURVEYING A DIVISION OF J.D. BARNES LIMITED

SURVEY REPORT - DESCRIPTION

PART OF LOT 21, CONCESSION 3

AND PART OF SIMCOE STREET, REGISTERED PLAN 72
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
SUBJECT TO EASEMENT OVER PART 1, PLAN 65R-36568 AS SET
OUT IN INSTRUMENT No. YR96211

- ZONING COMPLIANCE
NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING REQUIREMENT HAS BEEN MADE IN CONNECTION WITH REPORT.
- ADDITIONAL REMARKS - MONUMENTS SHOWN AS "WIT" ARE WITNESS MONUMENTS AND ARE NOT AT THE PROPERTY CORNER.
- FENCES ARE AS SHOWN ON PLAN.
- PROPOSED SIGN LOCATION IS ±241 METRES AWAY FROM THE NEAREST INTERSECTION OF MAJOR MACKENZIE DRIVE WEST AND ONTARIO STREET. THERE DOES NOT APPEAR TO BE ANY OTHER STATIC BILLBOARDS WITHIN A 150 METRE RADIAL DISTANCE FROM THE PROPOSED SIGN LOCATION.

THIS PLAN HAS BEEN PREPARED FOR "OUTFRONT MEDIA" AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES. GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. IS NOT LIABLE FOR USE OF THIS PLAN BY ANY PARTY OR PARTIES FOR FUTURE TRANSACTIONS OR FOR ANY UNRELATED PURPOSES. THIS PLAN REFLECTS CONDITIONS AT TIME OF SURVEY. UPDATING MAY BE REQUIRED TO ISSUE ADDITIONAL COPIES SUBSEQUENT TO DATE OF THE SURVEYOR'S CERTIFICATE.

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF VAUGHAN BENCHMARK No. 26-4 HAVING A PUBLISHED ELEVATION OF 243.156 METRES. (CGVD28-78 ADJUSTMENT).

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) SCP 105980123 AND SCP 105980090, UTM ZONE 17, NAD83 (CSRS)(2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999744.

FOR BEARING COMPARISONS, A ROTATION OF 01°02'35" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

INTEGRATION DATA SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83(CSRS)(2010.0) COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10. SCP 105980123 4 856 915.88 SCP 105980092 620 068.69 4 856 409.75

THE RESULTANT TIE BETWEEN SCP 105980123 AND SCP 105980090 IS 664.69 N40°23'20"W.

DENOTES SURVEY MONUMENT FOUND
DENOTES SURVEY MONUMENT SET
DENOTES STANDARD IRON BAR
DENOTES SHORT STANDARD IRON BAR
DENOTES PLASTIC BAR
DENOTES CONCRETE PIN
DENOTES ORIGIN UNKNOWN
DENOTES WITNESS
DENOTES SCHAEFFER DZALDOV BENNETT LTD., O.L.S.

17 DENOTES CALLON DIETZ INC., O.L.S.
17 DENOTES B. K. EDWARDS, O.L.S.
199 DENOTES BECKER & STARCEVIC LTD., O.L.S.
143 DENOTES BECKER & STARCEVIC LTD., O.L.S.
149 DENOTES MARSHALL MACKLIN MONAGHAN LIMITED, O.L.S.
11 DENOTES MARSHALL MACKLIN MONAGHAN LIMITED, O.L.S.
20 DENOTES BOTTOM OF SLOPE
Q DENOTES COUNTERLINE
CLU DENOTES CLUSTER OF TREES
COD DENOTES CENTRELINE
CLU DENOTES DIAMETER
DIA DENOTES DIAMETER
DIA DENOTES DIAMETER
DIA DENOTES DIAMETER
DIA DENOTES OVERHEAD CABLES
PVRS DENOTES OVERHEAD CABLES
PVRS DENOTES METAL FENCE
TOS DENOTES METAL FENCE
TOS DENOTES TOP OF SLOPE
N,E,S,W DENOTES NORTH, EAST, SOUTH, WEST

TOPO LEGEND

DENOTES BENCH MARK DENOTES ANCHOR DENOTES MAN HOLE DENOTES CATCH BASIN MH DENOTES SHRUB
 ⊕ SHR DENOTES LIGHT STANDARD
 □ TVP DENOTES TV PAD

SURVEYOR'S CERTIFICATE

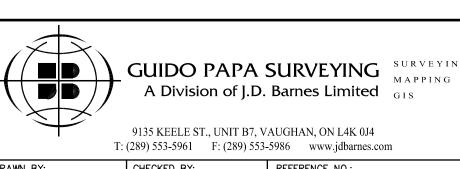
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

REFERENCE NO .:

22-18-444-00

PLAN UPDATED MARCH 30, 2023 AS FOLLOWS - SHOW PROPOSED LOCATION OF SIGN. - SHOW SETBACKS TO PROPERTY, STREET AND ZONING LIMITS. - SHOW DISTANCE TO NEAREST INTERSECTION IN SURVEY REPORT. - REPORT OF ANY STATIC BILLBOARDS WITHIN A 150 METRE RADIUS OF THE PROPOSED SIGN IN SURVEY REPORT.

PLAN UPDATED MARCH 31, 2023 AS FOLLOWS - SHOW CITY OF VAUGHAN UTILITY U ZONING LIMITS.



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