

ATTACHMENT 4 10090 BATHURST

PLAN OF SURVEY OF
PART OF LOT 21
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF VAUGHAN
NOW IN THE
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250



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

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999760.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0), COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	623 481.59	4 858 178.67
ORP (B)	623 445.76	4 858 446.11

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 269.89 N 7°37'46" W

BENCHMARK

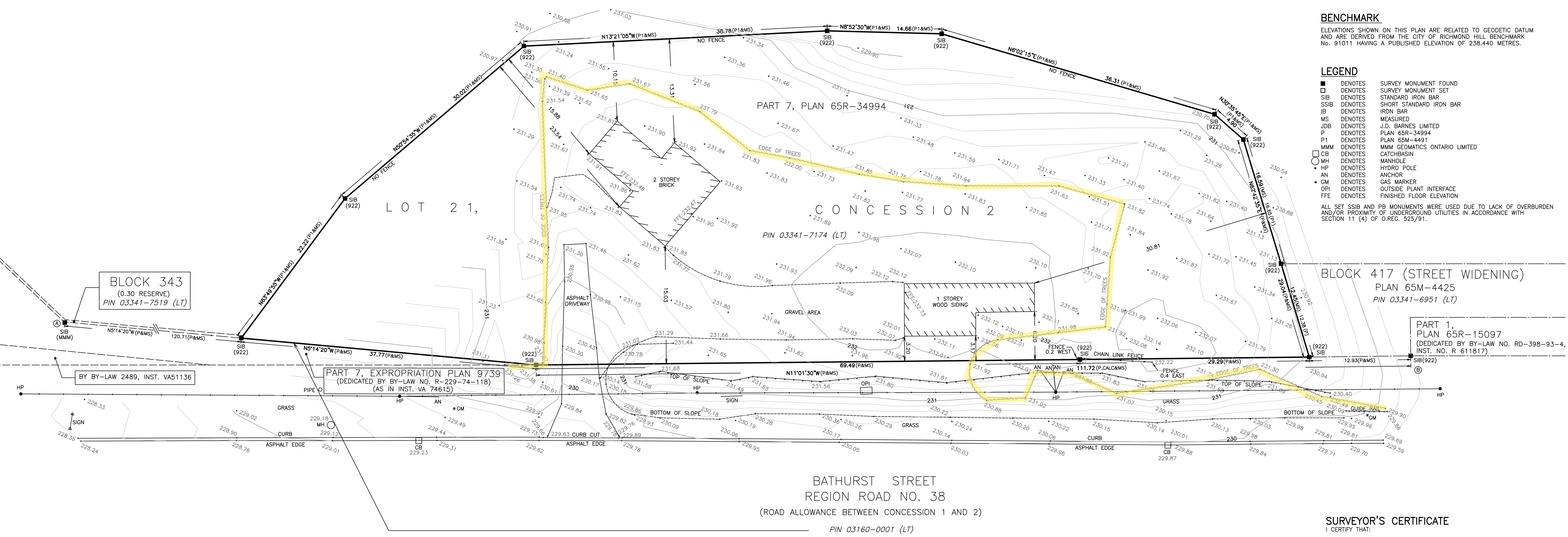
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF RICHMOND HILL BENCHMARK No. 91011 HAVING A PUBLISHED ELEVATION OF 238.440 METRES.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- MS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED
- P DENOTES PLAN 65R-34994
- P1 DENOTES PLAN 65M-4491
- MMM DENOTES MMM GEOMATICS ONTARIO LIMITED
- CB DENOTES CATCHBASIN
- MH DENOTES MANHOLE
- HP DENOTES HYDRO POLE
- AN DENOTES ANCHOR
- GM DENOTES GAS MARKER
- OPI DENOTES OUTSIDE PLANT INTERFACE
- FFE DENOTES FINISHED FLOOR ELEVATION

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

BLOCK 286
PLAN 65M-4491
PIN 03341-7462 (LT)



BLOCK 417 (STREET WIDENING)
PLAN 65M-4425
PIN 03341-6951 (LT)

PART 1, PLAN 65R-15097
(DEDICATED BY BY-LAW NO. RD-398-93-4, INST. NO. R 611817)

BATHURST STREET
REGION ROAD NO. 38
(ROAD ALLOWANCE BETWEEN CONCESSION 1 AND 2)
PIN 03160-0001 (LT)

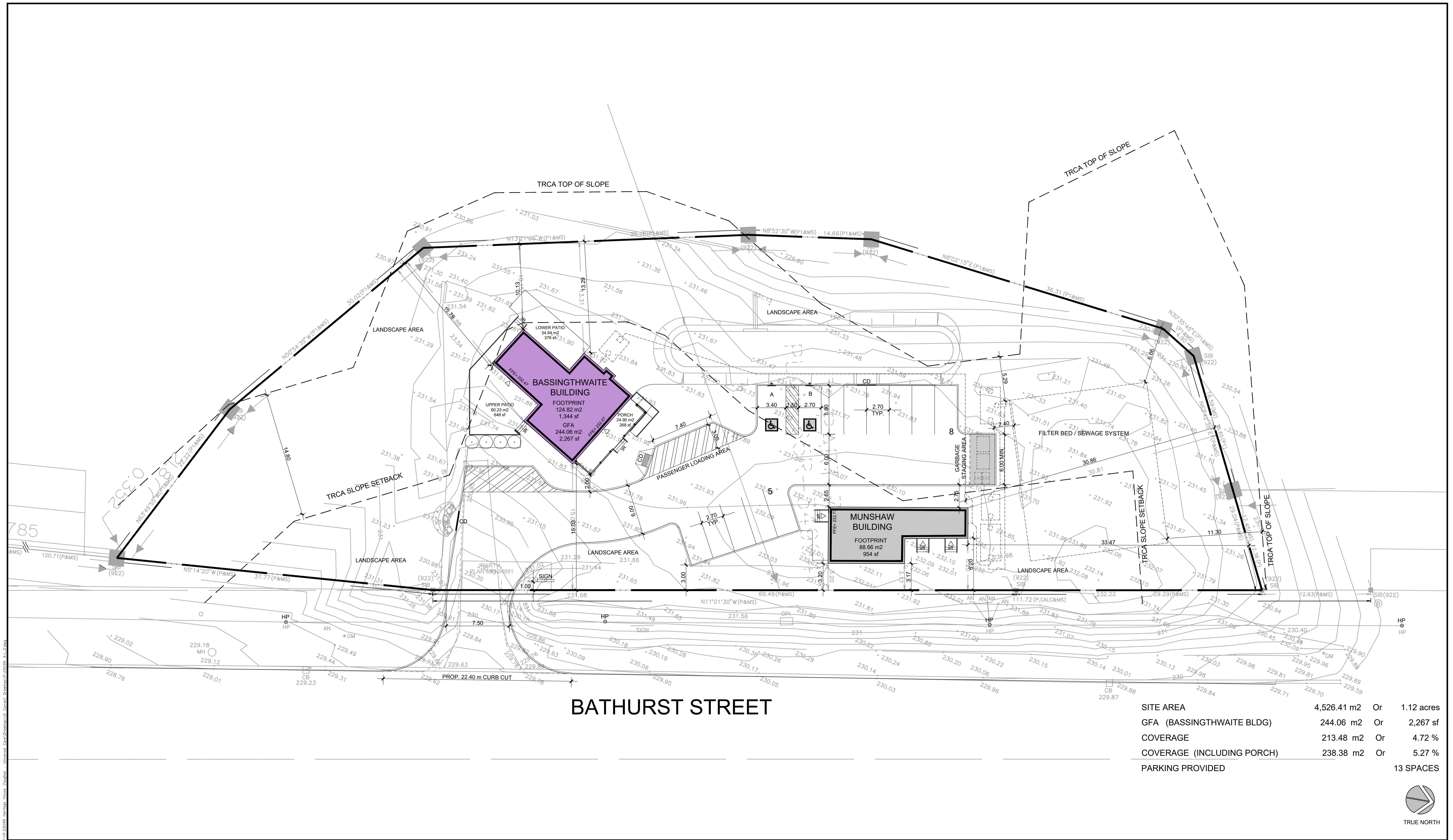
SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON JUNE 24, 2024.

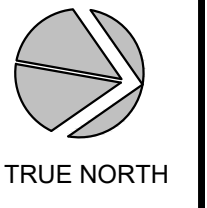
JULY/02/2024
DATE
Greg Macdonald
GREG MACDONALD
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-78744

	J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS	NR	DRAWN
		GM	CHECKED
140 RENNERTON DRIVE, SUITE 100, MARKHAM, ON L3R 6B3 T: (905) 473-3600 F: (905) 473-3822 www.jdbarnes.com		DATE	07/02/2024
		Ref. No.	24-21-095-00



SITE AREA	4,526.41 m2	Or	1.12 acres
GFA (BASSINGTHWAITE BLDG)	244.06 m2	Or	2,267 sf
COVERAGE	213.48 m2	Or	4.72 %
COVERAGE (INCLUDING PORCH)	238.38 m2	Or	5.27 %
PARKING PROVIDED			13 SPACES



No.	ISSUED	DATE
1	ISSUED FOR REVIEW	FEB. 20 2024
2	ISSUED FOR PAC	MAR. 22, 2024
3	ISSUED FOR HERITAGE COMMITTEE REVIEW	AUG. 12, 2024

No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

Bassingthwaite Building

Vaughan, ON

Site Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2024	CI		1:200
PROJECT No.	DRAWING No.		
P-23099	A-1.0		