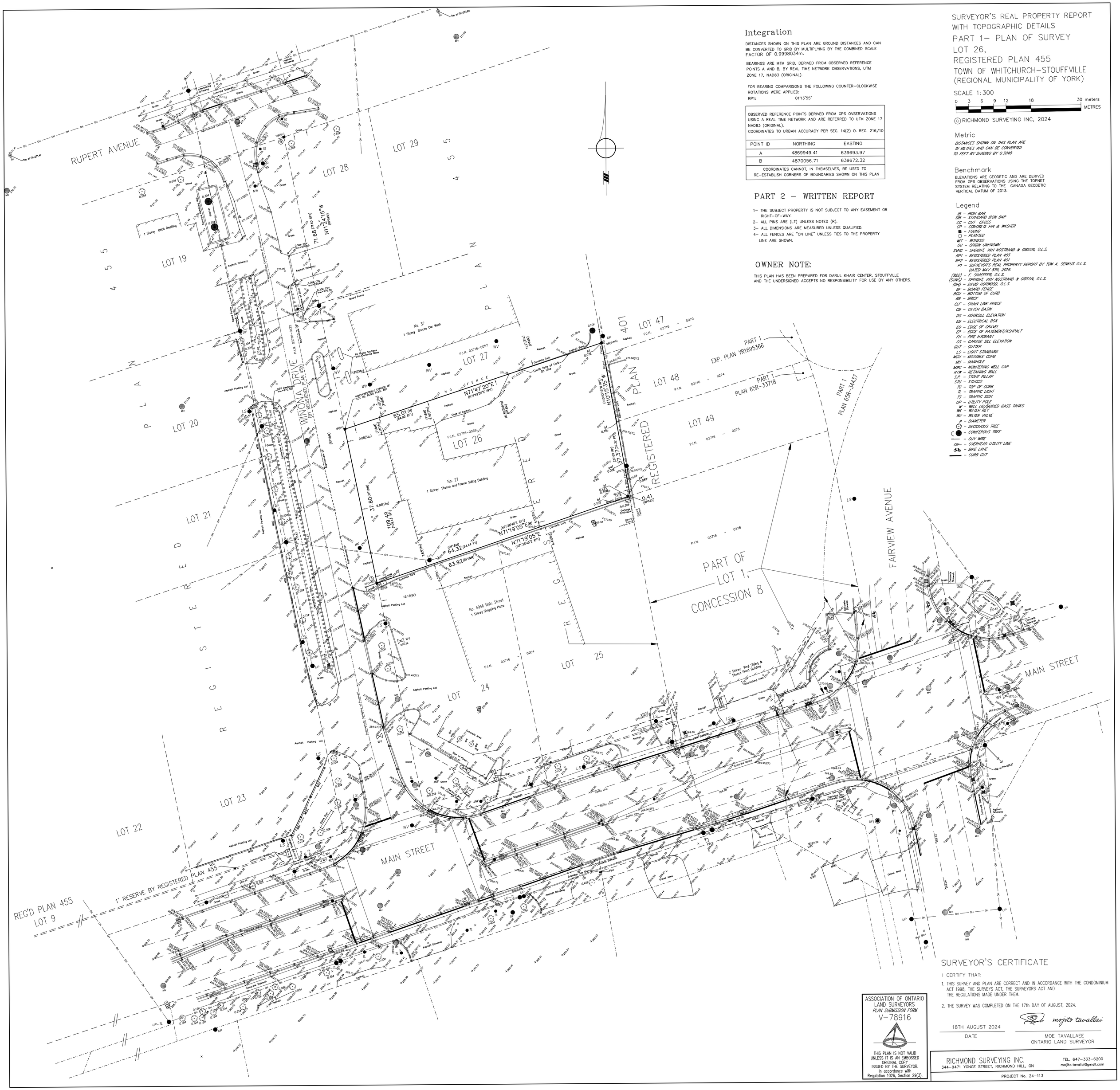

Integration

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998034m.

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

FOR BEARING COMPARISONS THE FOLLOWING COUNTER-CLOCKWISE ROTATIONS WERE APPLIED:
RP1: 01°13'55"

OBSERVED REFERENCE POINTS DERIVED FROM GPS OVSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 NAD83 (ORIGINAL).
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) O. REG. 216/10

POINT ID	NORTHING	EASTING
A	4869949.41	639693.97
B	4870056.71	639672.32

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

PART 2 – WRITTEN REPORT

1– THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENT OR RIGHT-OF-WAY.
2– ALL PINS ARE (LT) UNLESS NOTED (R).
3– ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
4– ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

OWNER NOTE:

THIS PLAN HAS BEEN PREPARED FOR DARUL KHAIR CENTER, STOUFFVILLE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS

PART 1– PLAN OF SURVEY

LOT 26,
REGISTERED PLAN 455
TOWN OF WHITCHURCH–STOUFFVILLE
(REGIONAL MUNICIPALITY OF YORK)

SCALE 1:300

0 3 6 9 12 18 30 meters
METRES

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Metric

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

Benchmark

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS USING THE TOPNET SYSTEM RELATING TO THE CANADA GEODETIC VERTICAL DATUM OF 2013.

Legend

IB – IRON BAR
SB – STANDARD IRON BAR
CC – CUT CROSS
CP – CONCRETE PIN & WASHER
■ – FOUND
□ – PLANTED
WIT – WITNESS
OU – ORIGIN UNKNOWN
SVNG – SPEIGHT, VAN NOSTRAND & GIBSON, O.L.S.
RP1 – REGISTERED PLAN 455
RP2 – REGISTERED PLAN 401
P1 – SURVEYOR'S REAL PROPERTY REPORT BY TOM A. SENKUS O.L.S. DATED MAY 8TH, 2019.
(922) – F. SHAEFFER, O.L.S.
(SVNG) – SPEIGHT, VAN NOSTRAND & GIBSON, O.L.S.
(DH) – DAVID HORWOOD, O.L.S.
BF – BOARD FENCE
BCU – BOTTOM OF CURB
BR – BRICK
CLF – CHAIN LINK FENCE
CB – CATCH BASIN
DS – DOORSILL ELEVATION
EB – ELECTRICAL BOX
EG – EDGE OF GRAVEL
EP – EDGE OF PAVEMENT/ASHPALT
FH – FIRE HYDRANT
GS – GARAGE SILL ELEVATION
GUT – GUTTER
LS – LIGHT STANDARD
MCU – MOVABLE CURB
MH – MANHOLE
MWC – MONITERING WELL CAP
RTW – RETAINING WALL
S.P. – STONE PILLAR
STU – STUCCO
TC – TOP OF CURB
TL – TRAFFIC LIGHT
TS – TRAFFIC SIGN
UP – UTILITY POLE
W – WELL LID/BURIED GASS TANKS
WM – WATER MET.
WV – WATER VALVE
ø – DIAMETER
– DECIDUOUS TREE
– CONIFEROUS TREE
– GUY WIRE
OH– – OVERHEAD UTILITY LINE
– BIKE LANE
– CURB CUT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF AUGUST, 2024.

18TH AUGUST 2024
DATE

mojito tavallai
MOE TAVALLAEE
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V–78916

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

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PROJECT No. 24–113