



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOT 16
CONCESSION 8
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH-COUNTY OF YORK)

SCALE 1:750
37.5m 18.75 0 37.5 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

- DENOTES MONUMENT FOUND
- SSB DENOTES STANDARD IRON BAR
- SB DENOTES SHORT STANDARD IRON BAR
- P1 DENOTES PLAN 65R-17656
- P2 DENOTES PLAN 65R-20820
- P3 DENOTES PLAN 65R-33006
- P4 DENOTES PLAN 65R-29219
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N.S.E.W. DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- LAP DENOTES LLOYD & PURCELL, O.L.S.
- W.P. DENOTES WALCOUR PHILLIPS, O.L.S.
- 117N DENOTES DONALD ROBERTS SURVEYING LTD., O.L.S.
- 1137 DENOTES R. G. McKEOWN, O.L.S.
- Q.U. DENOTES ORIGINAL UNKNOWN
- N DENOTES NOT IDENTIFIABLE
- D.S. DENOTES DOOR SILL ELEVATION AT ENTRY
- O.H.W. DENOTES OVERHEAD WIRE
- C.S.P. DENOTES CORRUGATED STEEL PIPE
- W.V. DENOTES WHEAT ELEVATION
- T.O.B. DENOTES TOP OF BANK
- S.O.B. DENOTES BOTTOM OF BANK
- Y.H. DENOTES FIRE HYDRANT
- O.M. DENOTES MANHOLE
- U.P. DENOTES UTILITY POLE
- W.V. DENOTES WATER VALVE
- M.C. DENOTES CATCH BASIN
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B
BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83.

SPECIFIED CONTROL POINTS (SCP's)
UTM, ZONE 17, NAD83 (CSRS) (1997.0)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.C. 216/10

POINT ID	NORTHING	EASTING
A	4878102.814	638760.970
B	4878103.643	637783.665

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

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN OF WHITCHURCH-STOUFFVILLE BENCHMARK No.13020160016, HAVING AN ELEVATION OF 233.224 METRES DATUM: CGVD28/PIN#76. BRASS TABLET SET IN CONCRETE HEADWALL ON EAST SIDE OF SOMER RUM COURT, 34.2 M. SOUTHWEST OF THE MOST SOUTHERLY CORNER OF 35 SOMER RUM COURT, 112.2 M. SOUTHWEST OF CHAIN LINK FENCE, 12.9 M. SOUTHWEST OF THE SOUTH END OF A CONCRETE HEADWALL, 26.0 M. NORTHWEST OF AN IRON BAR, 22.6 M. NORTHWEST OF A CHAIN LINK FENCE, AND 33.3 M. NORTHWEST OF THE NORTHEAST CORNER OF 27 SOMER RUM COURT.

THIS REPORT WAS PREPARED FOR JAMES SPRATLEY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE EASTERN LIMITS OF THE SUBJECT PROPERTY.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

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 12th DAY OF JULY, 2023.

DATE: JULY 21, 2023

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN 2209790

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR
CANADA LANDS SURVEYOR
2400 MIDLAND AVE., #211 PHONE: (647)430-1366 FAX: (647)799-4068
SCARBOROUGH, ONTARIO, M1S 2C1 E-MAIL: MANDARINSURVEYS@GMAIL.COM
REGULATORY: 2023-188

THIS PLAN IS NOT VALID UNLESS IT IS SIGNED BY THE SURVEYOR.
REGULATORY: 2023-188