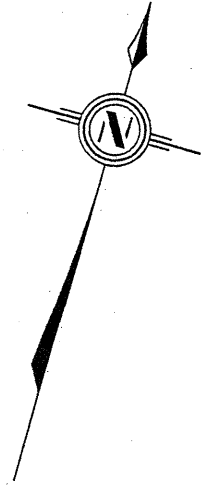


ALBEMARLE AVENUE
(Formerly SPARKHALL AVENUE by Registered Plan 60 E)

SURVEYOR'S REAL PROPERTY REPORT—PART 1
PLAN OF
Part of LOT 52
REGISTERED PLAN 60 E
CITY OF TORONTO
SCALE 1 : 150
AVANTI SURVEYING INC.
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METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF ALBEMARLE AVENUE, HAVING A BEARING OF N74°07'00"E ACCORDING TO REGISTERED PLAN 60 E.

ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCH MARK NO. CT 963, HAVING A PUBLISHED ELEVATION OF 105.94 METRES.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	—	SURVEY MONUMENT SET
RP	—	REGISTERED PLAN 60 E
N,S,E,W	—	NORTH,SOUTH,EAST,WEST
M	—	MEASURED
CC	—	CUT CROSS
WIT	—	WITNESS
PROD	—	PRODUCTION
P.I.N.	—	PROPERTY IDENTIFIER NUMBER
—	—	OVERHEAD WIRES
UP	—	UTILITY POLE
WW	—	W. S. WINTERS, OLS
CTS	—	CITY OF TORONTO SURVEYS
BM	—	BAIRD & MUCKLESTONE, OLS
DR	—	D. E. ROBERTS, OLS
D	—	INSTRUMENT NO. ER 100706
CRW	—	CONCRETE RETAINING WALL
BRW	—	BRICK RETAINING WALL
TRW	—	TIMBER RETAINING WALL
CLF	—	CHAIN LINK FENCE
BF	—	BOARD FENCE
T.R.E.	—	TOP OF ROOF ELEVATION
F.F.E.	—	FINISHED FLOOR ELEVATION
CB	—	CATCH BASIN
TC	—	TOP OF CURB
BC	—	BOTTOM OF CURB
DT	—	DECIDUOUS TREE
CT	—	CONIFEROUS TREE
Ø	—	DIAMETER
TW	—	TOP OF WALL
BW	—	BOTTOM OF WALL

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1816339

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 CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 25th. DAY OF AUGUST, 2011.

SEPTEMBER 2, 2011
DATE

CHRIS BERESNIWICZ
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR LIEUX ARCHITECTS, LTD.

PART 2 - SURVEY REPORT

- PLEASE NOTE LOCATION OF FENCES, OVERHEAD WIRES AND RETAINING WALLS.
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

Avanti
SURVEYING INC.
310 North Queen St., Unit 102, Toronto ON M9C-5K4
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E-MAIL : avanti2@bellnet.ca

DRAWN: PAT CHECKED: T.Y. PROJECT 11-230

