

14 Pepler Avenue

A0375/16TEY



Author

Jason Bragg
Application Technician

Date: June 10, 2016

SURVEYOR'S REAL PROPERTY REPORT
PART 1

PLAN OF SURVEY OF BUILDING LOCATION ON
PART OF LOT 48,
REGISTERED PLAN M 513
BOROUGH OF EAST YORK
MUNICIPALITY OF METROPOLITAN TORONTO

SCALE 1" = 10'
0' 10' 20'

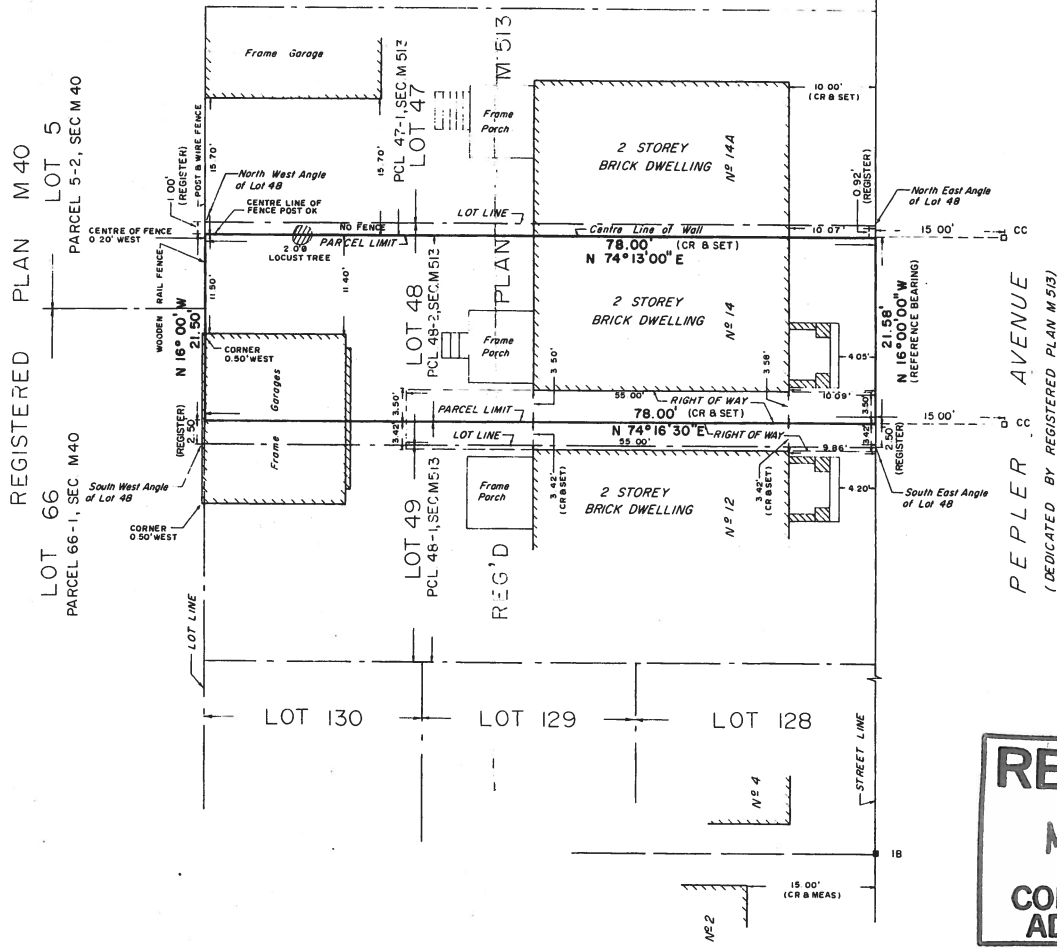
D R BARCHAM, O L S
1992

NOTE

Bearings on this plan are astronomic and are referred to the westerly limit of Pepler Avenue as shown on Registered Plan M 513, having a bearing of N 16°00'00" W

LEGEND

- denotes a survey monument set
- denotes a survey monument found
- cc denotes a cut cross
- ib denotes an iron bar
- cr denotes information from the records of Cyril Reuben, O L S



SURVEYOR'S REAL PROPERTY REPORT
PART 2

Description of Land

Part of Lot 48, Registered Plan M513.
Municipal address No 14 Pepler Avenue
Last described in Parcel 48-2, Section M 513

Registered Rights of Ways and Easements

The property is subject to a right of way over the easterly 3.50 feet of the southerly 55.00 feet
There is a right of way appurtenant to this property over the easterly 3.42 feet of the northerly 55.00 feet of the lands adjoining to the south

Encroachments

Fences are as shown on the face of this plan
The west wall of the frame garage on the subject lands is 0.50' feet west of the lot line as shown on Registered Plan M513

Compliance with Municipal Zoning By-Laws

Not certified by this Report

This REPORT was prepared for Allen Collins, Barrister and Solicitor and the undersigned accepts no responsibility for use by other parties

SURVEYOR'S CERTIFICATE

I certify that
The field work represented in this Report was completed on the 17th day of June, 1992

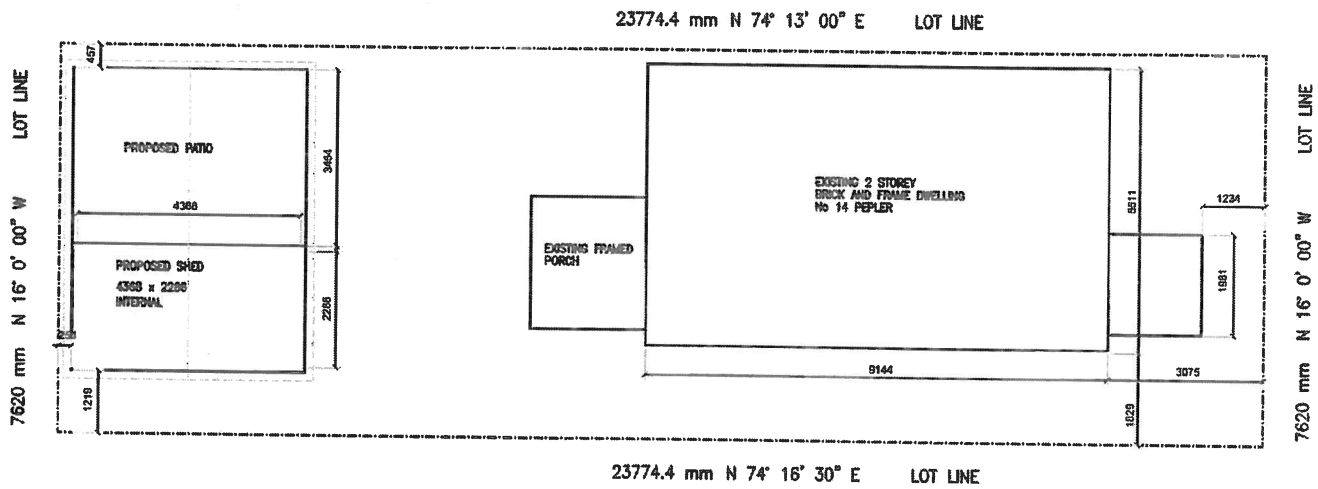
June 18, 1992

D R Barcham
D R BARCHAM
Ontario Land Surveyor

RECEIVED
MAR 31 2016
COMMITTEE OF ADJUSTMENT

DOUGLAS BARCHAM
Ontario Land Surveyor
(416) 466-7011
52 ELLERBECK STREET
Toronto, M4K 2V1, Ontario

Not a valid copy unless embossed with seal



SITE PLAN
1/8"=1'-0"

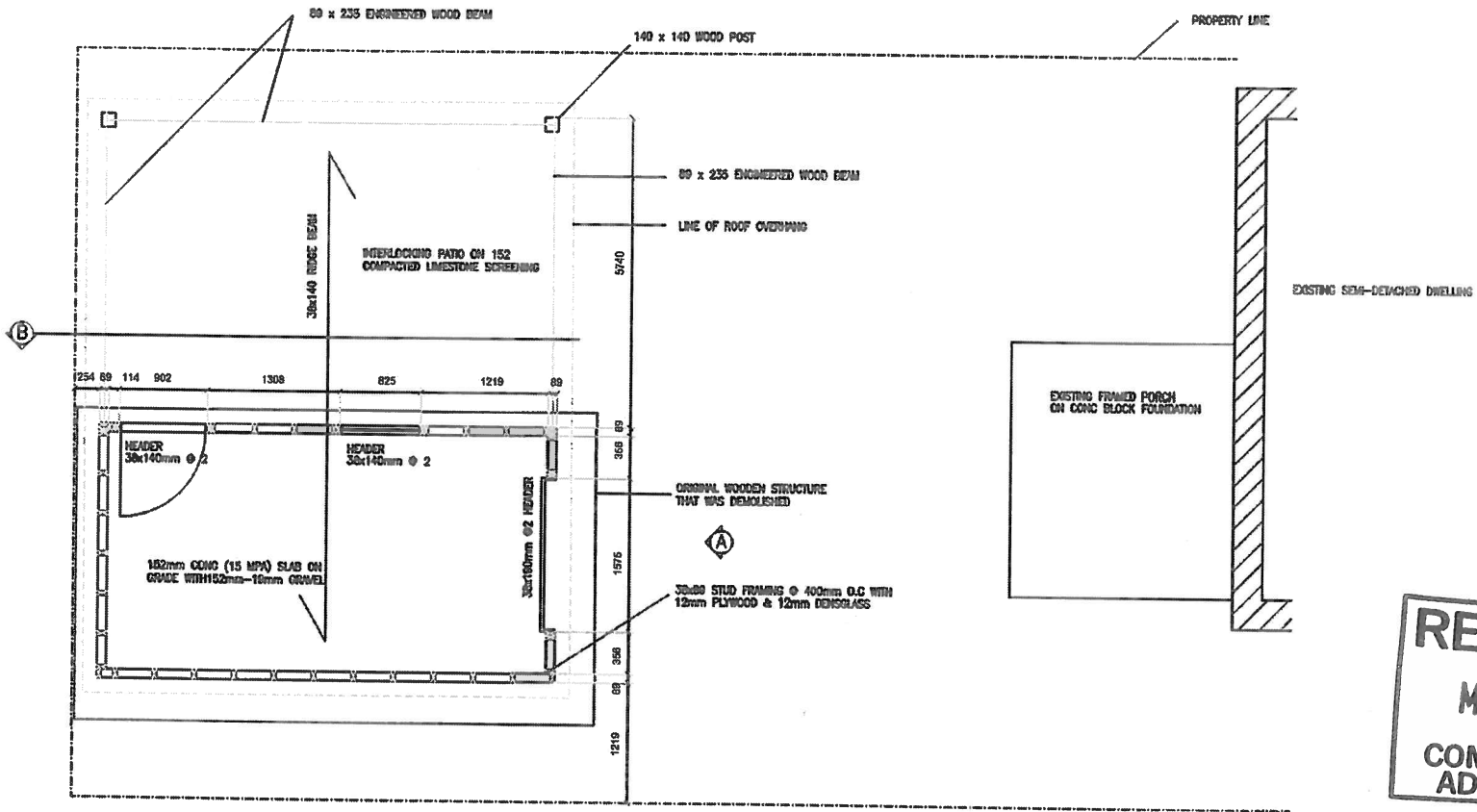
REGISTERED PLAN M513
LOT 48
PARCEL 48-2, SECTION M513

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COMMITTEE OF ADJUSTMENT

ALL DIMENSIONS IN MM



DEAN & KATHY RUSTON 14 PEPLER AVENUE TORONTO, ONTARIO M4J 2Y6	SOME AS NOTED	PROJECT
	DRAWN:	
	DATE: MARCH 21, 2010	
	FILE: 14 PEPLER AVE	A1



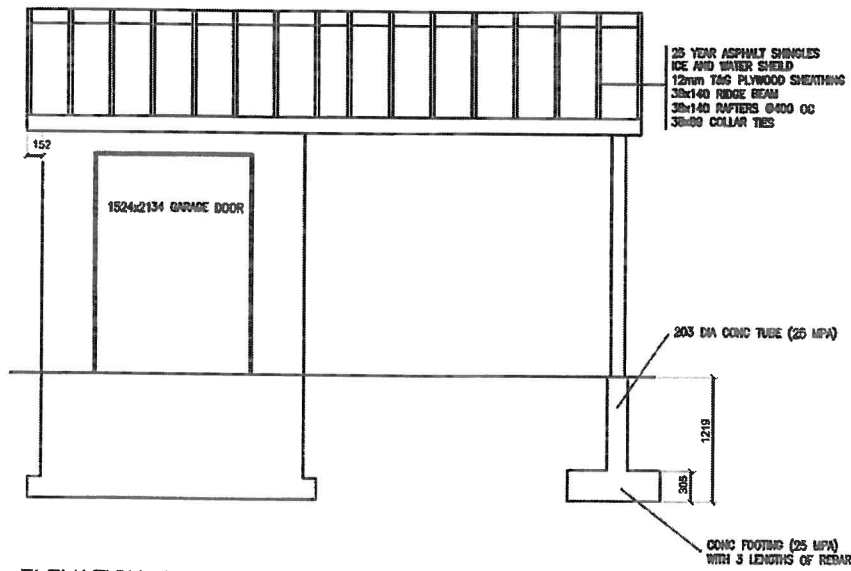
FLOOR PLAN
1/4"=1'-0"

ALL DIMENSIONS IN MM

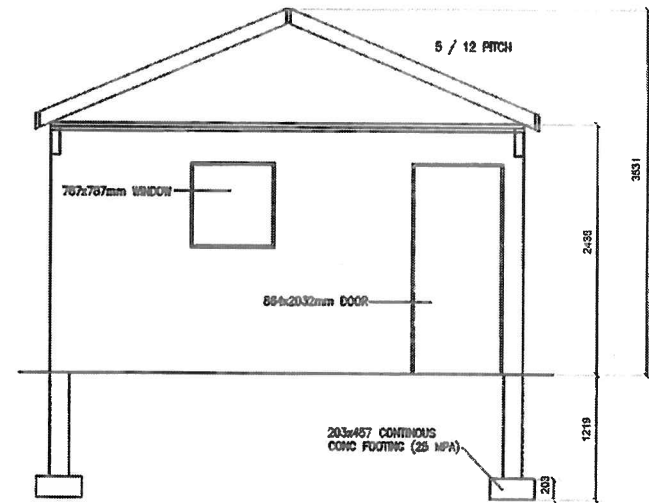
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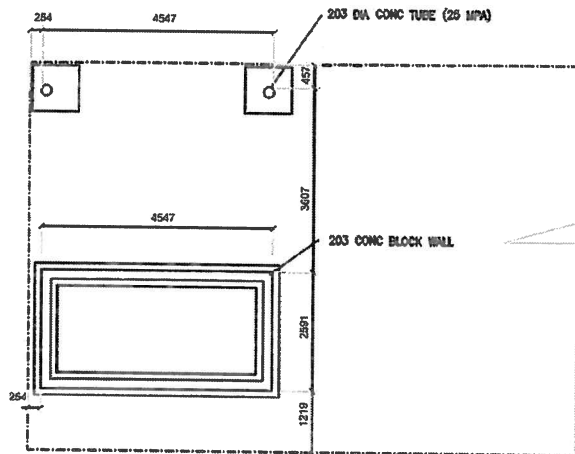
DEAN & KATHY RUSTON 14 PEPLER AVENUE TORONTO, ONTARIO M4J 2Y8	SCALE: AS NOTED	PROJECT
	DRAWN:	
	DATE: MARCH 21, 2010	
	FILE: 14 PEPLER AVE	A2



ELEVATION A
1/4"=1'-0"



SECTION B
1/4"=1'-0"



FOUNDATION PLAN
1/8"=1'-0"

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MAR 31 2016
COMMITTEE OF ADJUSTMENT

ALL DIMENSIONS IN MM



DEAN & KATHY RUSTON 14 PEPLER AVENUE TORONTO, ONTARIO M4J 2Y6	SCALE: AS NOTED	PROJECT:
	DATE: MARCH 21, 2016	
	FILE: 14 PEPLER AVE	A3