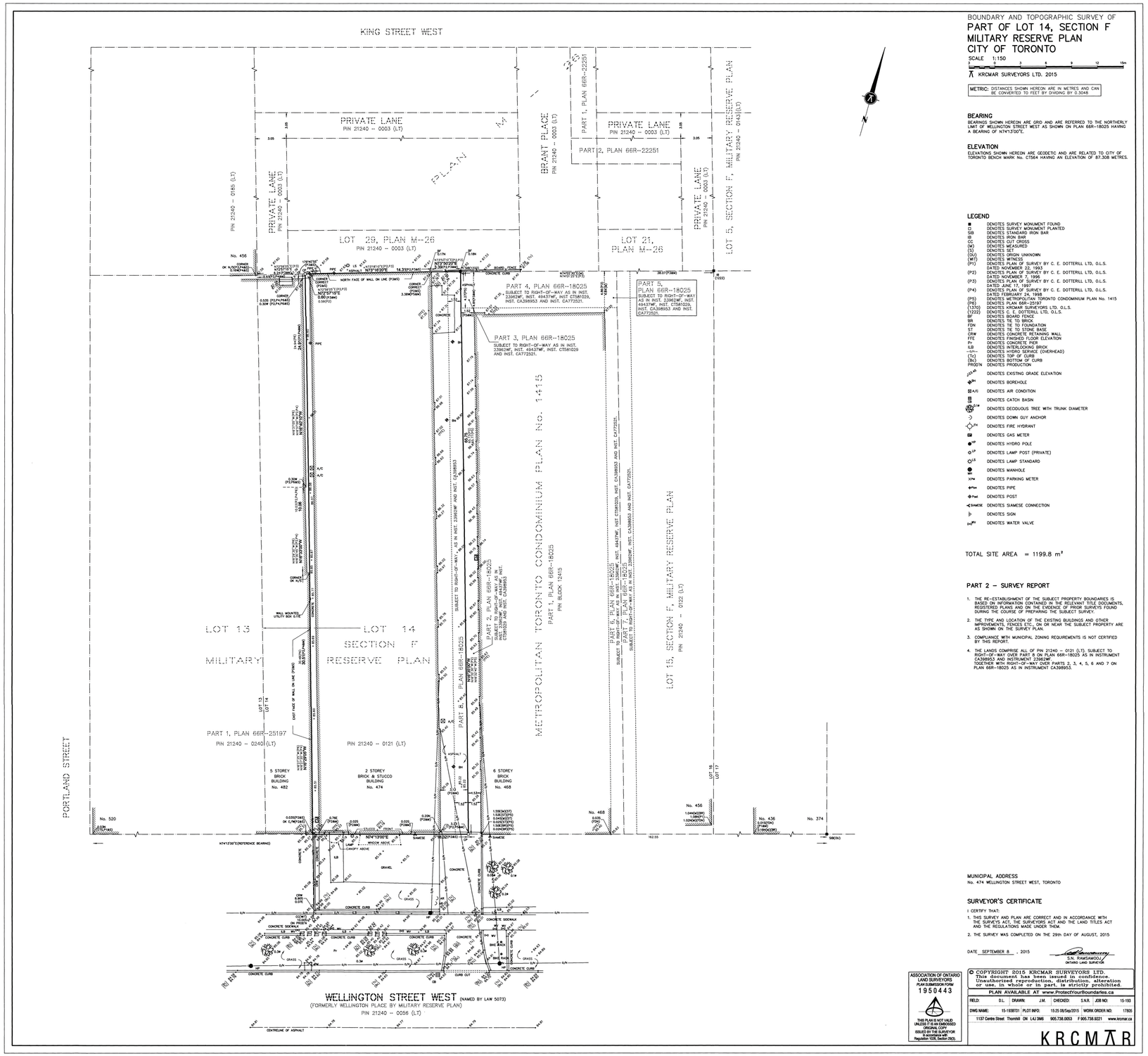

BOUNDARY AND TOPOGRAPHIC SURVEY OF

PART OF LOT 14, SECTION F MILITARY RESERVE PLAN CITY OF TORONTO

SCALE 1:150

KRCMAR SURVEYORS LTD. 2015

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF WELLINGTON STREET WEST AS SHOWN ON PLAN 66R–18025 HAVING A BEARING OF N74°13'00"E.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. CT584 HAVING AN ELEVATION OF 87.308 METRES.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IC	DENOTES ICE CROSS
(M)	DENOTES MEASURED
(S)	DENOTES SET
(OU)	DENOTES ORIGIN UNKNOWN
(WIT)	DENOTES WITNESS
(P1)	DENOTES PLAN OF SURVEY BY C. E. DOTTERILL LTD, O.L.S. DATED NOVEMBER 22, 1993
(P2)	DENOTES PLAN OF SURVEY BY C. E. DOTTERILL LTD, O.L.S. DATED NOVEMBER 7, 1996
(P3)	DENOTES PLAN OF SURVEY BY C. E. DOTTERILL LTD, O.L.S. DATED 27 JUNE, 1997
(P4)	DENOTES PLAN OF SURVEY BY C. E. DOTTERILL LTD, O.L.S. DATED FEBRUARY 24, 1998
(P5)	DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN No. 1415
(P6)	DENOTES PLAN 66R–25197
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.
(1222)	DENOTES C. E. DOTTERILL LTD, O.L.S.
BF	DENOTES BOARD FENCE
PIB	DENOTES TIE TO PIPE
FD	DENOTES TIE TO FOUNDATION
ST	DENOTES TIE TO STONE BASE
CRW	DENOTES CONCRETE RETAINING WALL
FFE	DENOTES FINISHED FLOOR ELEVATION
Pr	DENOTES CONCRETE PIER
ILB	DENOTES INTERLOCKING BRICK
	DENOTES HYDRO SERVICE (OVERHEAD)
(Tc)	DENOTES TOP OF CURB
(Bc)	DENOTES BOTTOM OF CURB
PRODN	DENOTES PRODUCTION
EG	DENOTES EXISTING GRADE ELEVATION
BH	DENOTES BOREHOLE
A/C	DENOTES AIR CONDITION
CB	DENOTES CATCH BASIN
DB/DE/CB	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES DOWN GUY ANCHOR
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
HP	DENOTES HYDRO POLE
LP	DENOTES LAMP POST (PRIVATE)
LS	DENOTES LAMP STANDARD
MH	DENOTES MANHOLE
PM	DENOTES PARKING METER
Pipe	DENOTES PIPE
Post	DENOTES POST
SIAMESE	DENOTES SIAMESE CONNECTION
	DENOTES SIGN
WV	DENOTES WATER VALVE

TOTAL SITE AREA = 1199.8 m²

PART 2 – SURVEY REPORT

1. THE RE–ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
4. THE LANDS COMPRISE ALL OF PIN 21240 – 0121 (LT), SUBJECT TO RIGHT–OF–WAY OVER PART 8 ON PLAN 66R–18025 AS IN INSTRUMENT CA398953 AND INSTRUMENT 339626W TOGETHER WITH RIGHT–OF–WAY OVER PARTS 2, 3, 4, 5, 6 AND 7 ON PLAN 66R–18025 AS IN INSTRUMENT CA398953.

MUNICIPAL ADDRESS
No. 474 WELLINGTON STREET WEST, TORONTO

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF AUGUST, 2015

DATE SEPTEMBER 8 , 2015

S.N. RAMSAMOOJ
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1950443
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED COPY BEARING THE ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

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PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD:	D.L.	DRAWN:	J.M	CHECKED:	S.N.R.	JOB NO:	15-193
DWG NAME:	15-193B701	PLOT INFO:	15:25 08/Sep/2015			WORK ORDER NO:	17805

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.8221 www.krcmar.ca

KRCMAR

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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

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NO	ISSUANCE	DATE
1	REZONING	30.11.2018
2	REISSUED FOR REZONING	18.12.2018
3	REISSUED FOR REZONING	06.03.2019
4	REISSUED FOR REZONING	19.05.2021
5	-	-

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N

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Wellington Street West

HULLMARK + DOUBLEDOWN HOLDINGS

Survey - Lot 474

21807

2021-05-19

A.0.7

/Volumes/ArchProj/21807-1 474-488 Wellington West /3 DRAWINGS/3.1 ARCHICAD/BUILDINGS [PLN-PLP](Option 3B Clean/210223_edited dimensions/Wellington NEW_R01 NEW SETBACK 4.pln Printed On: Thursday, May 20, 2021