

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
BLOCK A
REGISTERED PLAN M-1338
CITY OF TORONTO



**SURVEY REPORT
PART 2) REPORT SUMMARY**

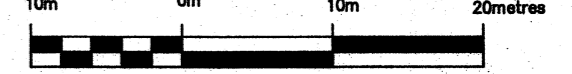
DESCRIPTION OF LAND No. 158 AVENUE DRIVE
BLOCK A, REGISTERED PLAN M-1338, CITY OF TORONTO.
PIN 10166-0010(LT)

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
SUBJECT TO RIGHT OF WAY ON PART 1 PLAN 66R-6538 AS IN B416762 IN FAVOUR OF
BOROUGH OF NORTH YORK, CITY OF TORONTO

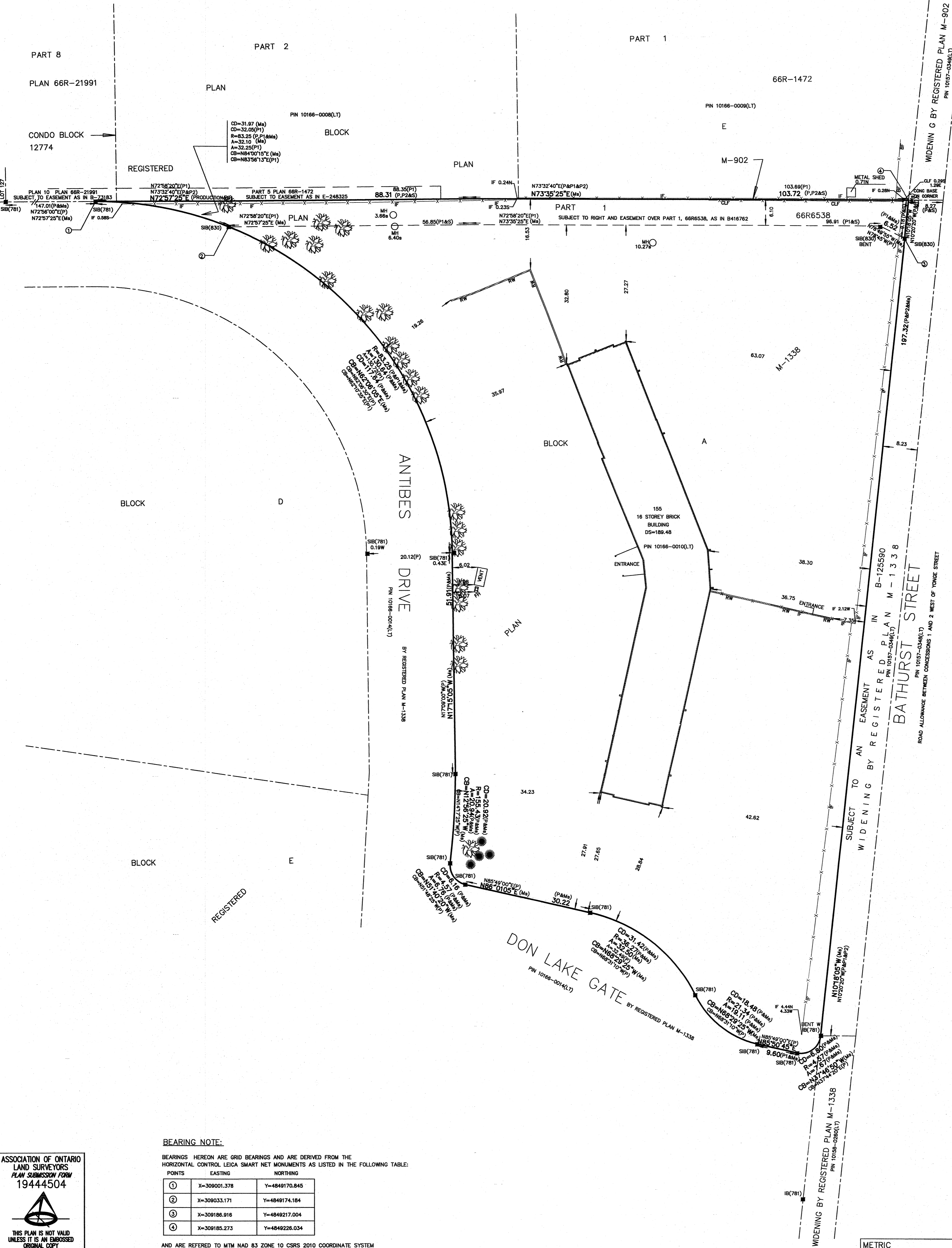
ENCROACHMENTS
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NOT CERTIFIED BY THIS REPORT.

SCALE 1:500



SALNA SURVEYING, O.L.S.



LEGEND

SSIB	DENOTES SHORT STANDARD IRON BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
□	DENOTES MONUMENT PLANTED
○	DENOTES MONUMENT FOUND
○	DENOTES ORIGIN UNKNOWN
FF	DENOTES FINISHED FLOOR
○	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
○	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
RW	DENOTES RETAINING WALL
FH	DENOTES FIRE HYDRANT
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
IF	DENOTES IRON FENCE
P	DENOTES REGISTERED PLAN M-1338
P1	DENOTES PLAN 66R-6538
P2	DENOTES PLAN BY MMM GROUP LIMITED DATED JULY 15, 1978
D	DENOTES PLAN INSTRUMENT B416762
MH	DENOTES MAN HOLES
781	DENOTES NORMAN W. MOYLES O.L.S.
830	DENOTES E.W. PETZOLD O.L.S.
S,E,N,W	DENOTES SOUTH, EAST, NORTH, WEST
CB	DENOTES CHORD BEARING
CD	DENOTES CHORD DISTANCE

© NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION

THIS REPORT WAS PREPARED FOR HERON BAY INVESTMENTS LTD.; ZAGLO HOLDINGS LIMITED; NSCL INVESTMENTS LIMITED; 852042 ONTARIO LIMITED; DEVAMM LIMITED; DEMILIA INVESTMENTS II-A LIMITED; UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 17th DAY OF AUGUST, 2015.

AUG 21 15
DATE

R. Salna
ROBERT SALNA B.Sc.
ONTARIO LAND SURVEYOR

SALNA SURVEYING
Ontario Land Surveyors
A DIVISION OF P. SALNA COMPANY LTD.
64 INDUSTRIAL ROAD, RICHMOND HILL, ONTARIO L4C 2Y1
TELEPHONE (905) 884-5275 FAX (905) 737-7516

FIELD: B.A. DRAWN: H.S. CHECKED: R.S.

JOB No. 467
CAD FILE: 155 ANTIBITES DRIVE-5.DWG

BEARING NOTE:
BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE HORIZONTAL CONTROL LEICA SMART NET MONUMENTS AS LISTED IN THE FOLLOWING TABLE:

POINTS	EASTING	NORTHING
①	X=309001.378	Y=4849170.845
②	X=309033.171	Y=4849174.184
③	X=309186.918	Y=4849217.004
④	X=309185.273	Y=4849226.034

AND ARE REFERRED TO MTM NAD 83 ZONE 10 CSRS 2010 COORDINATE SYSTEM
NOTE: DISTANCES ARE GROUND AND COMBINED SCALE FACTOR IS 0.9999

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
19444504

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