SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOTS 3 AND 4
CONCESSION 1
N.D.S. OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

R. AVIS SURVEYING INC.

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM OBTAINED REFERENCE A AND B, HAVING A BEARING OF N30°20'00"E BY REAL TIME NETWORK (RTK) OBSERVATION, (6° UNIVERSAL TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010)

6° UTM ZONE 17 COORDINATES

	NAD83 (CSRS-2010) (CENTRAL MERIDIAN 81°00'00" WEST LONGITUDE)	
	NORTHING	EASTING
A	4830243.600	614755.510
B	4830105.299	614800.654

(1) THE UTM COORDINATES LISTED ABOVE COMPLY WITH SUBSECTION 14(2) OF REGULATION 216/10 MADE UNDER THE SURVEYS ACT.

(2) THE UTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON.

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997497.

■	DENOTES SURVEY MONUMENT FOUND
○	DENOTES STAKE MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IPC	DENOTES IRON PIPE CAP
WIT	DENOTES WITNESS
MEAS	DENOTES MEASURED
OLS	DENOTES ONTARIO LAND SURVEYOR
BLR	DENOTES BOUNDARY LINE RELOCATED
p	DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY MKDMAR SURVEYORS LTD. DATED 2016-03-07 (REF. 2016-0312)
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY BENNETH YOUNG LIMITED DATED 2016-03-07
CZ	DENOTES CONCRETE MONUMENT SET
CHAC	DENOTES CHAIN LINK FENCE
OH	DENOTES OVERHEAD WIRES
CLR	DENOTES CLEAR
B.Y.L.L.	DENOTES BENNETH YOUNG LIMITED, O.L.S.
M.D.S.	DENOTES MONUMENT DESTROYED
N.D.S.	DENOTES NORTH OF DUNDAS STREET
(1322)	DENOTES FOUND IN 1322
(1323)	DENOTES FOUND IN 1323
(1324)	DENOTES FOUND IN 1324
(1370)	DENOTES FOUND IN 1370
(W)	DENOTES WITNESS
(BY)	DENOTES BENNETH YOUNG LIMITED

PARCEL 1: 27595.0 sq. m.
PARCEL 2: 40893.4 sq. m.

PART 2 — REPORT SUMMARY — DUNNWIN CENTER
Nos. 1590 & 1650 DUNDAS STREET EAST

P.I.N. 13336 - 0036(LT) (PARCEL 1)
- SUBJECT TO AN EASEMENT AS IN INST No. LT201449 (ROGERS CABLE SYSTEM LIMITED)
- SUBJECT TO EASEMENT AS IN INST No. R092449(MISSISSAUGA HYDRO)

P.I.N. 13336 - 0576(LT) (PARCEL 2)
- SUBJECT TO AN EASEMENT AS IN INST. Nos. TT164382(PUBLIC UTILITIES).
- SUBJECT TO AN EASEMENT AS IN INST. Nos. TT164383(BELL CANADA), R092449(HYDRO), AND BL544E (MISSISSAUGA HYDRO ELECTRIC COMMISSION).
- PLEASE NOTE THAT CHAIN LINK FENCE ALONG EASTERN PROPERTY LIMIT ENCROACHES ON TO CORELAND AVENUE. PLEASE SEE PLAN FOR TES.

PREPARED FOR : TIMBER CREEK

SURVEYOR'S CERTIFICATE

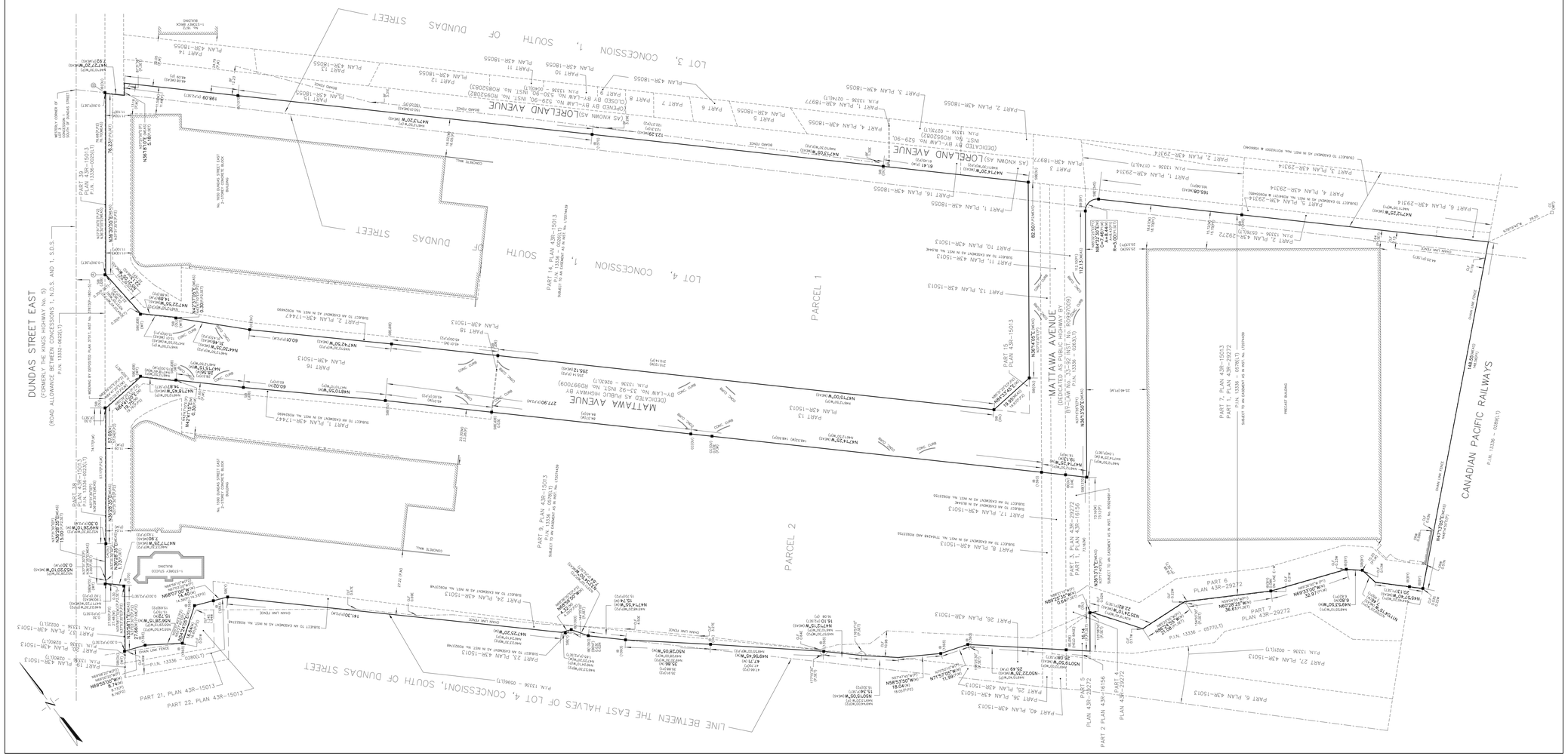
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF MAY - 2018.

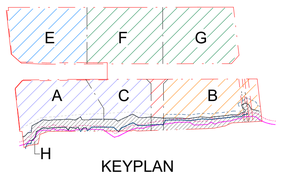
MARCH 15, 2019
DATE

PRAHLEENAN RAMACHANDRAN
ONTARIO LAND SURVEYOR

R. AVIS SURVEYING INC.
SUITE 201
230 YORKLAND BLVD.
TORONTO, ONTARIO
M2P 1P3
TEL. (416) 490-8352 FAX. (416) 491-6206
www.ravissurveying.com

OPERATED BY:	P.R. O.L.S.	PROJECT No. 3197-8
CALCULATED BY:	RM/JB	DRAWING No. 3197-8-PORT.DWG
DRAWN BY:	JP	





KEYPLAN

SvN
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Toronto, ON
M5C 1K9
info@svn-ap.com
416.593.6499

DUNDAS & MATTAWA
1580 - 1650 Dundas Street East
Mississauga, Ontario
4Q Commercial WP Inc.

BOUNDARY SURVEY

PROJECT	42075_1	DRAWN	SvN
SCALE		CHECKED	SvN
DATE	11/21/16	PLOTTED	2023-10-30 5:51:51 PM

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