



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOT 24
CONCESSION 3
TOWN OF EAST GWILLIMBURY
REGIONAL MUNICIPALITY OF YORK

SCALE 1:300

LLOYD & PURCELL A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2146022

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1020, Section 20(3).

NOTES

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

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999755.

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS 2010).

| OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD 83 (CSRS 2010) COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O.REG. 216/10. | | |
|--|-------------|------------|
| POINT ID | NORTHING | EASTING |
| ORP A | 4890038.054 | 623633.576 |
| ORP B | 4889737.925 | 623694.207 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS, A ROTATION OF 1'06'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 65R-159I.

| LEGEND | |
|--------|--|
| SIB | STANDARD IRON BAR |
| SIB# | ROUND STANDARD IRON BAR |
| IB | IRON BAR |
| IB# | ROUND IRON BAR |
| ■ | FOUND |
| □ | SET |
| meas | MEASURED |
| Wit | WITNESS |
| ORP | OBSERVED REFERENCE POINT |
| 917 | R.A. GARDEN LIMITED |
| MMM | MMM GEOMATICS ONTARIO LIMITED |
| p1 | PLAN 65R-159I |
| p2 | PLAN OF SURVEY BY R.G. KOKIBBON LIMITED, DATED MAY 7, 2012 (FILE N: H-12-02) |
| ef. | END OF FENCE |
| f. | FENCE |
| FP | FENCE POST |

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 REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF MAY 2021.

MAY 28, 2021

NEIL A. LEGROW
ONTARIO LAND SURVEYOR

NO ONE MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LLOYD & PURCELL, A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

PART 2

DESCRIPTION OF LAND: PART OF LOT 24, CONCESSION 3, TOWN OF EAST GWILLIMBURY, REGIONAL MUNICIPALITY OF YORK. ALL OF PIN 03418-0131.

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: NONE REGISTERED.

BOUNDARY FEATURES: NOTE THAT RAIL FENCE AND LIMIT OF OCCUPATION IN THE VICINITY OF THE EAST LIMIT DOES NOT COINCIDE WITH PROPERTY BOUNDARIES AS SURVEYED.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS ARE INVOLVED.

ADDITIONAL REMARKS: DISTANCES FROM THE STRUCTURES TO THE PROPERTY LIMITS ARE TO THE EXTERIOR SURFACES UNLESS NOTED OTHERWISE.

THIS REPORT WAS PREPARED FOR THORSTONE CONSULTING SERVICES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES (OTHER THAN THE CURRENT OWNERS OF THE PROPERTY AT THE TIME OF SIGNING).

LLOYD & PURCELL
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ONTARIO LAND SURVEYORS

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CALC: CG

PC: MM

CHK'D: NAL

JOB: 21-201

FILE: G2-III-24

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