

SURVEYOR'S REAL PROPERTY REPORT
AND TOPOGRAPHY

PART 1
PLAN OF LOT 57
REGISTRAR'S COMPILED PLAN 1051
GEOGRAPHIC TOWN OF PICKERING
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:200

10m 5m 0 10m 20metres

R-PE SURVEYING LTD., O.L.S.

METRIC

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

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL1 DENOTES PLAN OF SURVEY BY IBW SURVEYORS LTD., O.L.S. DATED MARCH 28, 2023
- PL2 DENOTES PLAN 40R-21831
- PL3 DENOTES PLAN 40R-9570
- PL4 DENOTES PLAN 40R-21830
- PL5 DENOTES PLAN 40M-2155
- DS DENOTES DOOR SILL ELEVATION
- GS DENOTES GARAGE SILL ELEVATION
- CLF DENOTES CHAIN LINK FENCE
- BF DENOTES BOARD FENCE
- PWF DENOTES POST AND WIRE FENCE
- EW DENOTES EDGE OF WATER
- S DENOTES STEPS
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
- DT DENOTES DECIDUOUS TREE
- CONIF DENOTES CONIFEROUS TREE
- INV DENOTES INVERT ELEVATION
- WV DENOTES WATER VALVE
- CB DENOTES CATCH BASIN
- MHST DENOTES MANHOLE STORM
- MHSA DENOTES MANHOLE SANITARY
- MH DENOTES MANHOLE
- C/L DENOTES CENTRELINE
- (JOB) DENOTES J. D. BARNES LIMITED, O.L.S.
- (1056) DENOTES I. B. WALLACE, O.L.S.
- (729) DENOTES D. H. BLACK, O.L.S.
- SOP DENOTES SPECIFIED CONTROL POINT
- LTSTOS DENOTES LONG TERM STABLE TOP OF SLOPE
- ALL TIES TAKEN TO CONCRETE FOUNDATION.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (CSRS:CBN6:2010.0), DERIVED FROM:

POINT ID	NORTHING	EASTING
SCP 00820188081	4854258.020	652750.814
SCP 00820188082	4853730.482	651967.837

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS:CBN6:2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999670.

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF PICKERING BENCHMARK No. 1-087 HAVING AN ORTHOMETRIC ELEVATION OF 292.813 METRES. ELEVATIONS ARE REFERRED TO THE CANADIAN VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT (CGVD-1928:1978ADJ).

BENCHMARK SET VERTICALLY IN A CHANCE ANCHOR. LOCATED 7.5 METRES WEST OF THE CENTRELINE OF APPLEVIEW ROAD AND 350 METRES NORTH OF DUNBARTON ROAD. CAP IS LOCATED 0.20 METRES BELOW GRADE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 16 DAY OF MAY, 2024

DATE _____, 2024

I. A. ABRAHAM
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-XXXXX.

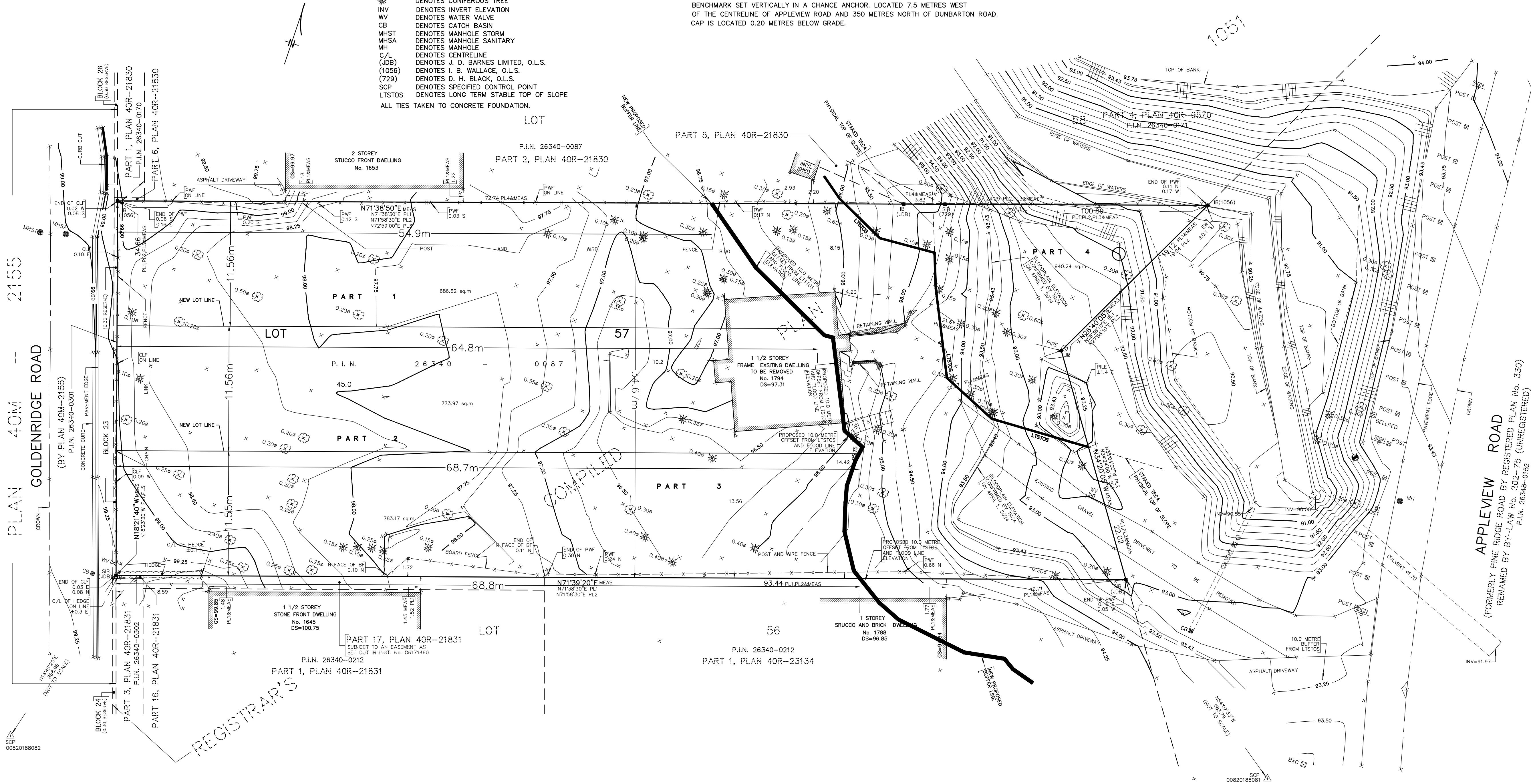
PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOT 36 IS SUBJECT TO AN EASEMENT FOR ENTRY AS SET OUT IN INST. No. H840784.

ADDITIONAL COMMENTS:

- NOTE THE LOCATIONS OF THE FENCES ALONG THE NORTH, SOUTH AND WEST LIMITS OF THE SUBJECT PROPERTY.
- NOTE THE LOCATION OF THE EDGE OF WATER ALONG A PORTION OF THE NORTH/EAST CORNER OF THE SUBJECT PROPERTY.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.



THIS REPORT WAS PREPARED FOR
ALMONT HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

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CHECKED: I.A.A.
JOB No. 24-133

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