

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

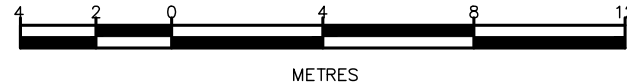
ELEVATION NOTES:

ELEVATION SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION REFERRED
TO THE CANADIAN GEODETIC VERTICAL DATUM CANNET (2010).
SITE BENCHMARK IS SHOWN ON THE FACE OF THIS PLAN.

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS

PLAN OF SURVEY OF
PART OF LOTS 9, 10 & 13
AND
LOTS 11 & 12
BLOCK D
REGISTERED PLAN 65
TOWN OF PICKERING
(REGIONAL MUNICIPALITY OF DURHAM)

SCALE 1:200



RICHMOND SURVEYING INC.
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LEGEND

- SIB - STANDARD IRON BAR
- SSIB - SHORT STANDARD IRON BAR
- IB - IRON BAR
- CC - CUT CROSS
- CP - CONCRETE PIN
- - FOUND
- - PLANTED
- - ROUND
- WT - WITNESS
- CU - ORIGIN UNKNOWN
- RP - REGISTERED PLAN 65
- P1 - PLAN BY DONALD E. ROBERTS O.L.S. DATED JULY 24TH, 1973
- P2 - PLAN 40R-1113
- D1 - INSTRUMENT D490217
- D2 - INSTRUMENT D346617
- (IBW) - IBW Surveyors Ltd., O.L.S.
- (1176) - Donald Roberts Surveying Ltd. O.L.S.
- M - MEASURED
- S - SET
- BM - BENCH MARK
- BMH - MANHOLE
- CB - CATCH BASIN
- DOOR SILL - DOOR SILL
- OVERHEAD UTILITY LINE - OVERHEAD UTILITY LINE
- TR - TOP OF ROOF
- HP - HYDRO POLE
- UP - UTILITY POLE
- HR - HAND RAIL
- FH - FIRE HYDRANT
- WRW - WOODEN RETAINING WALL
- CT - CONIFEROUS TREE
- ⊙ - DECIDUOUS TREE
- WD - WOODEN DECK
- LS - LIGHT STAND
- CRW - CONCRETE RETAINING WALL
- TRA - TRANSFORMER
- BP - BELL PEDESTAL
- BR - BRICK
- FR - FRAME
- STN - STONE
- FND - FOUNDATION

N=North/ S=South/ E=East/ W=West

OWNER NOTE:

THIS PLAN HAS BEEN PREPARED FOR PLAZA 6 INC. AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

FOR THE BEARING COMPARISON, ROTATION HAS BEEN APPLIED TO THE FOLLOWING PLAN TO CONVERT IT TO GRID BEARING.		
PLANS	ROTATION	DIRECTION
40R-1113	01°24'50"	COUNTER-CLOCKWISE

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 24TH DAY OF OCTOBER, 2023.

OCTOBER 29TH, 2023

MOE TAVALLAEE
ONTARIO LAND SURVEYOR

RICHMOND SURVEYING INC.
ONTARIO LAND SURVEYOR
344-9471 YONGE STREET, RICHMOND HILL, ON
TEL. 647-333-6200 m3jto.tavallaee@gmail.com

NOTE:
BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY
REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.999838.

POINT ID	NORTHING	EASTING
A	4853427.35	654193.60
B	4853351.04	654220.01

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

PART 2 - WRITTEN REPORT

- THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENT OR RIGHT-OF-WAYS.
- ALL PINS ARE (LT) UNLESS NOTED (R).
- ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
- ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-64636

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
Regulation 1026, Section 29(3)