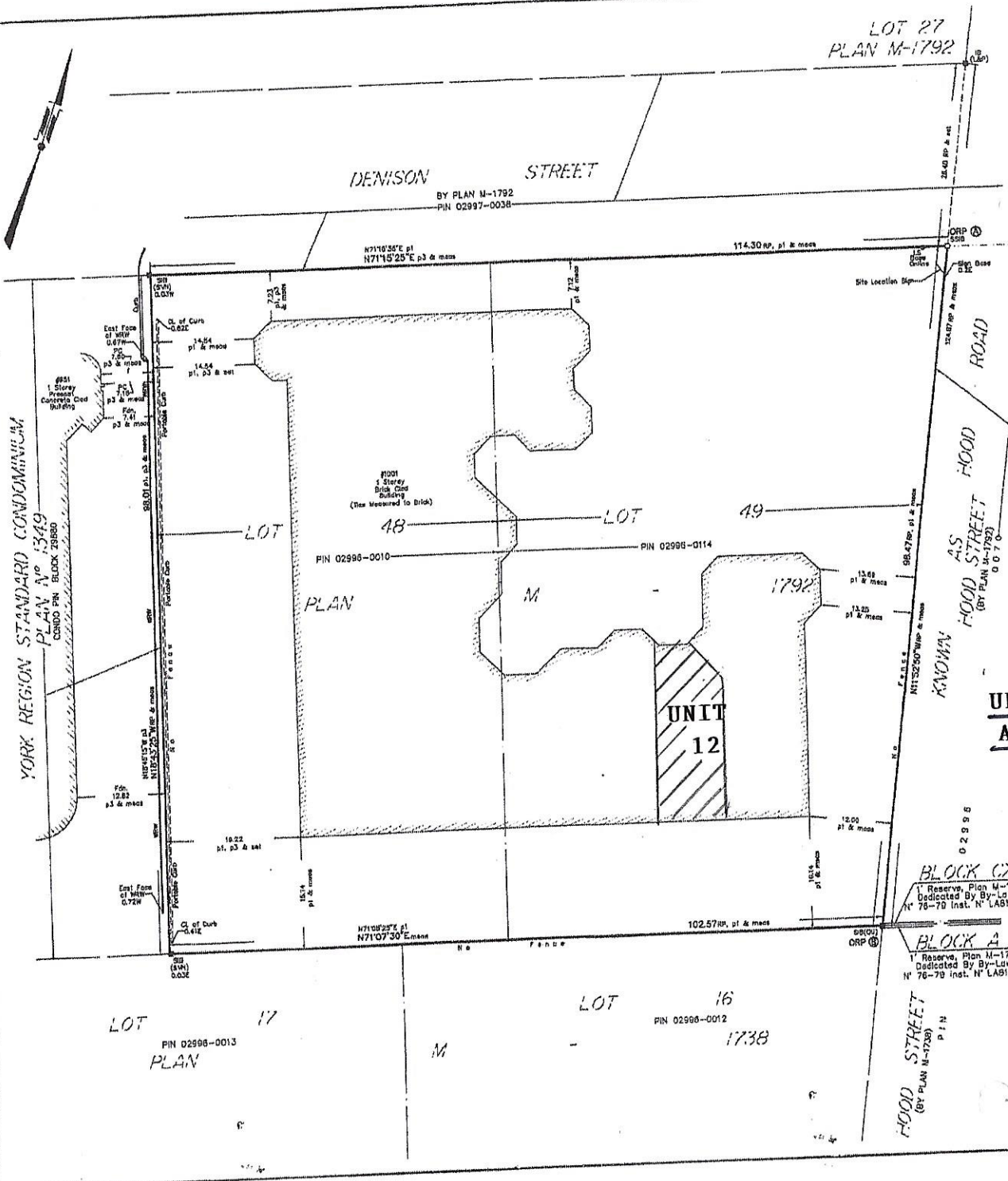




YORK REGION STANDARD CONDOMINIUM
 PLAN N^o 1349
 CONDO PIN 29880



LOT 27
 PLAN M-1792

DENISON STREET
 BY PLAN M-1792
 PIN 02997-0038

LOT 48
 PLAN M-1792

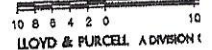
LOT 49

UNIT 12

LOT 17
 PLAN M-1792

LOT 16
 PLAN M-1792

SURVEYOR'S REAL PART 1
 PART 1
 PLAN OF
 LOTS 48 AND 49
 PLAN M-1792
 CITY OF MARKHAM,
 REGIONAL MUNICIPALITY
 SCALE 1:400



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 0.999796.

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).

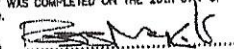
OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK COORDINATES (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS-2010) COORDINATES TO URBAN ACCURACY PER SEC.14 (2) OF O.REG. 210/10.		
POINT ID	NORTHING	EASTING
ORP A	4854008.83	634418.82
ORP B	4853913.28	634438.89

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

FOR BEARING COMPARISONS, A ROTATION OF 0.11008° COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN M-1792 TO CONVERT TO UTM GRID BEARINGS.

- LEGEND**
- N,S,E,W NORTH, SOUTH, EAST, WEST
 - SSIB SHORT STANDARD IRON BAR—SET WHERE BURIED UTILITY MIGHT BE OF CONCERN
 - SB STANDARD IRON BAR
 - IB IRON BAR
 - FOUND
 - SET
 - MEASURED
 - (OU) ORIGINAL UNKNOWN
 - (SWN) SPEIGHT, VAN NOSTRAND & GIBSON LTD.
 - (L&P) LLOYD & PURCELL LTD.
 - RP PLAN M-1792
 - p1 PLAN OF SURVEY BY BAIRD AND MUCKLESTONE LTD., DATED JULY 19, 1978
 - p2 PLAN OF SURVEY BY JOHN MCGONNING, O.L.S., DATED JUNE 05, 1979
 - p3 YORK REGION STANDARD CONDOMINIUM PLAN N^o 1349
 - PC PRECAST CONCRETE FOUNDATION
 - Fon, WFW WOOD RETAINING WALL
 - LS LIGHT STANDARD
 - CL CENTER LINE

UNIT 12
APPLE AUTO GLASS

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 26th DAY OF MARCH 2019.
 APRIL 03, 2019 
 ROBB MCGIBBON
 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: ALL OF LOTS 48 AND 49, PLAN M-1792, CITY OF MARKHAM, ALL OF PIN 02998-0010 AND PIN 02998-0114

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY: NONE.
 BOUNDARY FEATURES: NOTE THE LOCATION OF THE CITY LIGHT STANDARD THAT IS LOCATED ON THE LEGAL STREET LIMIT FOR THE DENISON STREET. ALSO NOTE THE SITE LOCATION SIGN NEAR THE NORTH EAST CORNER OF THE PROPERTY EXTENDS IN TO THE CITY BOULEVARD BY APPROXIMATELY 0.2 METERS.

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

ADDITIONAL REMARKS: THE BOUNDARY SHOWN HEREON REPRESENTS THE PERIMETER BOUNDARY OF 2 PROPERTIES (PIN 02998-0010 & PIN 02998-0114). BOTH PINS REFLECT THE SAME OWNERSHIP.
 THIS REPORT WAS PREPARED FOR CRESTVIEW INVESTMENT CORPORATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LLOYD & PURCELL
 A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 1228 CORHAM STREET, UNIT 20, NEWMARKET, ONTARIO, L3Y 8Z1
 (905) 895-6416 Fax (905) 853-5837 E-MAIL: l_p@ontariolandsurveyors.ca
 TOLL FREE 1 (855) 779-6500
 WWW.ONTARIOLANDSURVEYORS.CA

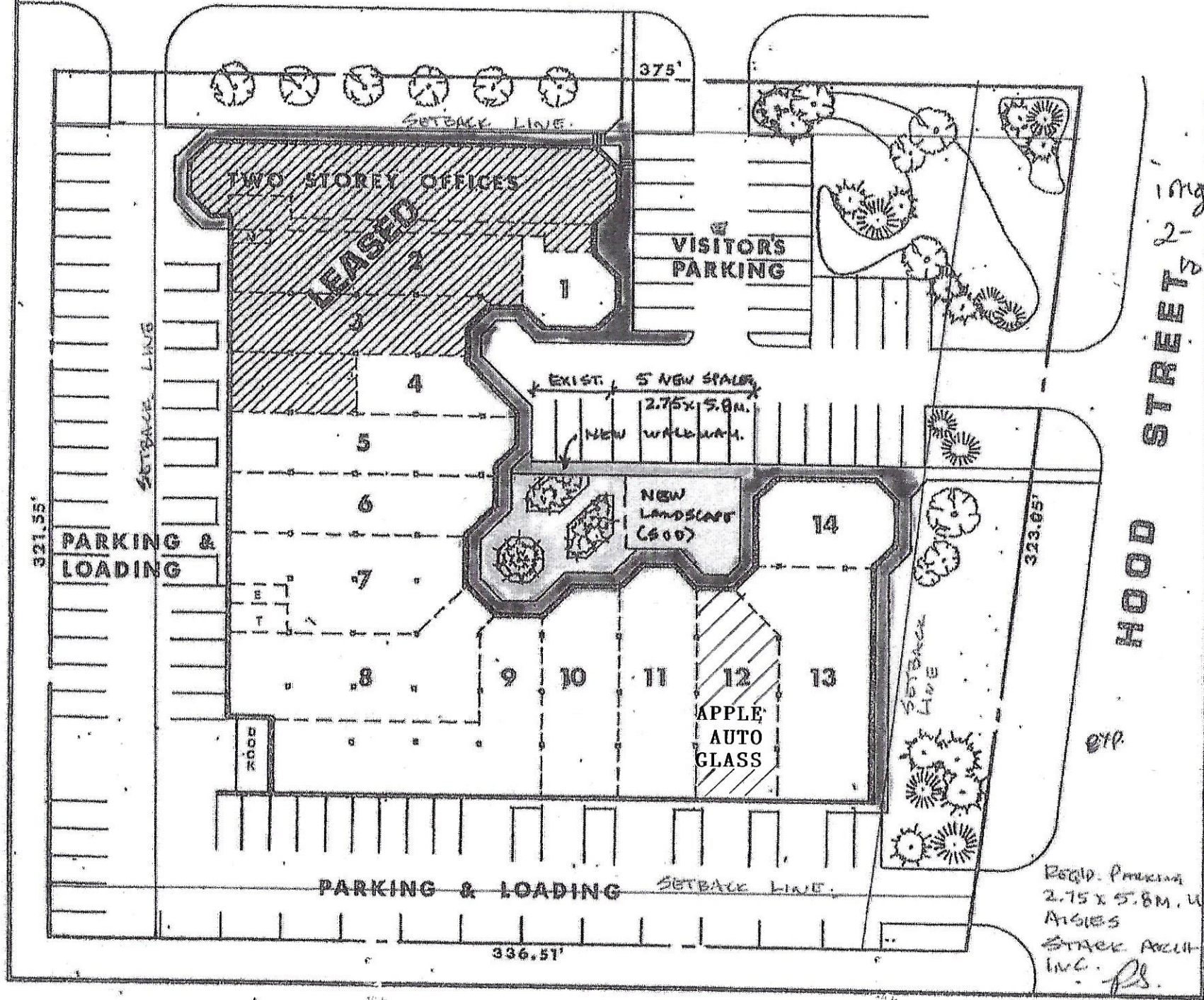


CAD: BL	PC: GO	JOB: 18-702
CALC: BL/RMcK	CHK'D: RMcK	FILE: M2-11792-482-19

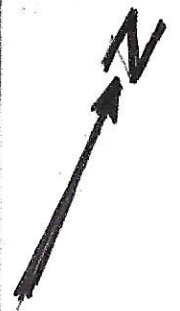
1001

DENISON STREET

STREET



1 mg
 2- 4" conduits
 all weather



REG'D. PARKING SPACE
 2.75 x 5.8M. W/ 6.0M.
 AISLES
 STACK FACILITIES
 INC. *PS.*