

SURVEYOR'S REAL PROPERTY REPORT  
 PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
 PART OF LOTS 11 AND 12  
 REGISTERED PLAN 1149  
 CITY OF MARKHAM  
 REGIONAL MUNICIPALITY OF YORK  
 SCALE 1:200



VLADIMIR DOSEN SURVEYING, O.L.S.

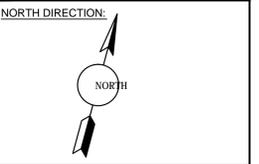
- NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VLADIMIR DOSEN, O.L.S.
- NOTES AND LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
  - DENOTES SURVEY MONUMENT FOUND
  - IB DENOTES IRON BAR
  - M DENOTES MEASURED
  - CB DENOTES CATCH BASIN
  - MH DENOTES MANHOLE
  - UP DENOTES UTILITY POLE
  - RW DENOTES RETAINING WALL
  - Ø DENOTES DIAMETER
  - CLF DENOTES CHAIN LINK FENCE
  - BF DENOTES BOARD FENCE
  - FDN DENOTES TIES TO FOUNDATION
  - BM DENOTES BENCHMARK
  - 1128 DENOTES DAVID HORWOOD LIMITED, O.L.S.
  - P1 DENOTES REGISTERED PLAN 1149
  - P2 DENOTES PLAN BY B.J. HAYNES, O.L.S. DATED JULY 2nd, 1958
  - D DENOTES PLAN 65R-29390
  - D1 DENOTES INSTRUMENT No. R703361
  - V/E/W/S DENOTES INSTRUMENT No. R439760
  - ☀ DENOTES NORTH (WEST/SOUTH)
  - ☀ DENOTES CONIFEROUS TREE

**PART 2) SURVEY REPORT**  
 DESCRIPTION OF LAND:  
 PART OF LOTS 11 AND 12, REGISTERED PLAN 1149  
 PIN 02919-0016 (LT)  
 PART OF LOTS 11 AND 12, REGISTERED PLAN 1149  
 PIN 02919-0017 (LT)  
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
 NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED  
 BOUNDARY FEATURES:  
 POSITION OF FENCES AS SHOWN ON PLAN  
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**BEARING NOTE:**  
 BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE NORTHERLY LIMIT OF DEER PARK LANE (FORMERLY LANE) AS SHOWN ON REGISTERED PLAN 1149 HAVING A BEARING OF N 74°00'00" E

**THIS REPORT WAS PREPARED FOR GIL SHCOLYAR AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.**

**BENCHMARK:**  
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF MARKHAM BENCHMARK No. M-39-040 HAVING AN ELEVATION OF 200.878 METRES.



- LEGEND:**
- ☒ CATCH BASIN
  - CORNER PROPERTY MARKER
  - ⚡ TRANSFORMER
  - SERVICE CONNECTION DBL
  - SERVICE CONNECTION
  - WATER CONNECTION
  - STREET LIGHT
  - ☒ BELL BOX
  - ☒ CABLE BOX
  - ☀ TREE
  - ☀ SHRUBS
  - ☀ MAIL BOX
  - ☀ AIR CONDITIONER
  - △ DOOR
  - ◻ WINDOW (S) ON WALL
  - ⊗ DOWN SPOUT TO SPLASH PAD
  - DN DOWN
  - UP UP
  - R RISER
  - FFE FINISHED FLOOR ELEVATION
  - TFW TOP OF FOUNDATION WALL
  - TBS TOP OF BASEMENT SLAB
  - USF UNDER SIDE FOOTING
  - USFG UNDERSIDE FOOTING GARAGE
  - USFP UNDERSIDE FOOTING PORCH
  - USFR UNDERSIDE FOOTING REAR
  - EWEH EGRESS WINDOW ELEVATION
  - HEIGHT HEIGHT
  - WUB WALK UP BASEMENT
  - CHAIN LINK FENCE
  - WOOD FENCE
  - EXISTING WALLS
  - 240.35 PROPOSED GRADE ELEV.

**CERTIFICATION:**

**DESIGNER BCIN DECLARATION**  
 I, DANIEL BERRY DECLARE THAT I HAVE REVIEWED & TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK UNDER DIVISION C, PART 3 SECTION 3.2 OF THE ONTARIO BUILDING CODE, I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES:  
 FIRM BCIN: 36501  
 DESIGNER BCIN: 21107  
 SIGNATURE: [Signature] DATE: JUN 29/20

**DESIGN FIRM:**  
**VULCAN DESIGN INC.**  
 39 Victoria Street E. Unit 1  
 Allison, ON L3R-1T3  
 Ph: 416-885-5200  
 Fax: 905-266-6613  
 EMAIL: dberry@vulcandesigninc.com

**SCALE:** 1:125  
**PAGE:** S1

**CLIENT:**  
**PRIVATE CORPORATION**

**PROJECT:**  
**12&16 DEER PARK LANE  
 MARKHAM, ONTARIO**

NO.	REVISION:	DATE:	DWN:	CHK:
1.	ISSUED FOR REVIEW	JUNE 28/18	DCB	DCB
2.	REV. LOT 4 CURB RADIUS	JUL 23/18	DCB	
3.	REV. PER ARCH CONTROL	AUG 22-18	DCB	
4.	ADD DECK & RISERS TO PORCHES	OCT 29/18	DCB	
5.	FLIP UNITS 1 AND 3	NOV 06/18	DCB	
6.	REV PER PLANNER COMMENTS	JAN 15/19	DCB	
7.	REV PER PLANNER COMMENTS	JAN 18/19	DCB	
8.	REV LOT 5 BLDG ENVELOPE	SEP 30/19	DCB	
9.	COORDINATE W/ GRADING PLAN	DEC 06/19	DCB	
10.	ADJUST HGT. LOT 5 PLAN	FEB 25/20	DCB	
11.	ADJUST HGT. PER GRADING PLAN	FEB 26/20	DCB	
12.	REV. PER CITY COMM	JUN 29/20	DCB	



**DEER PARK LANE**  
 (LANE BY REGISTERED PLAN 1149)  
 PIN 02919-0124 (LT)

**LOT STATS:**

LOT # 1:	m <sup>2</sup> / m	LOT # 2:	m <sup>2</sup> / m	LOT # 3:	m <sup>2</sup> / m	LOT # 4:	m <sup>2</sup> / m	LOT # 5:	m <sup>2</sup> / m
LOT AREA:	288.02	LOT AREA:	272.90	LOT AREA:	257.77	LOT AREA:	307.85	LOT AREA:	605.04
BLDG AREA:	123.3	BLDG AREA:	123.3	BLDG AREA:	110.2	BLDG AREA:	108.2	BLDG AREA:	162.90
LOT COVERAGE:	42.8%	LOT COVERAGE:	45.1%	LOT COVERAGE:	42.7%	LOT COVERAGE:	35.1%	LOT COVERAGE:	27.0%
HEIGHT (MID-POINT):	8.76m	HEIGHT (MID-POINT):	8.72m	HEIGHT (MID-POINT):	8.74m	HEIGHT (MID-POINT):	8.65m	HEIGHT (MID-POINT):	8.60m
GFA:	306.4	GFA:	306.4	GFA:	259.0	GFA:	257.0	GFA:	270.06
LOT FRONTAGE:	10.43m	LOT FRONTAGE:	10.43m	LOT FRONTAGE:	10.43m	LOT FRONTAGE:	13.50m	LOT FRONTAGE:	13.50m
FRONT YARD:	6.87m	FRONT YARD:	5.58m	FRONT YARD:	6.70m	FRONT YARD:	5.41m	FRONT YARD:	10.07m
SIDE YARD (E):	N/A	SIDE YARD (E):	1.25m	SIDE YARD (E):	N/A	FLANKAGE SIDE YARD:	4.34m	SIDE YARD (S):	1.83m
SIDE YARD (W):	1.25m	SIDE YARD (W):	N/A	SIDE YARD (W):	1.25m	SIDE YARD (W):	N/A	SIDE YARD (N):	1.83m
REAR YARD:	6.0m	REAR YARD:	6.0m	REAR YARD:	6.03m	REAR YARD:	6.07m	REAR YARD:	18.43m