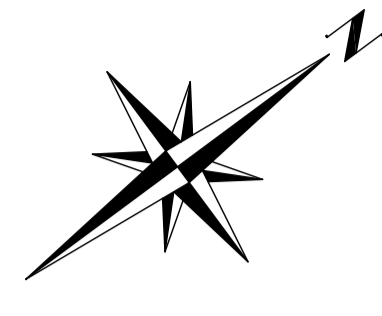


ST. JAMES AVENUE
(BY REGISTERED PLAN H-23)



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOTS 5, 6 AND 19
REGISTERED PLAN H-23
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:200

MANDARIN SURVEYORS LIMITED, O.L.S. ©
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
▨	DENOTES STANDING IRON BAR
▩	DENOTES IRON BAR
⊕	DENOTES CONCRETE NAIL WASHER
⊖	DENOTES REGISTERED PLAN H-23
P1	DENOTES PLAN 43R-16849
P2	DENOTES PLAN 43R-16981
PN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N.S.E.W.	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES CHAIN LINK FENCE
S.F.	DENOTES BOARD FENCE
641	DENOTES R. BRYCE CODE, O.L.S.
CU	DENOTES CURB UNKNOW
NI	DENOTES NOT IDENTIFIABLE
D.S.	DENOTES FINISHED SILL ELEVATION AT ENTRY
CONC.	DENOTES CONCRETE
UB	DENOTES UNDERGROUND UTILITY BOX
U.P.	DENOTES UTILITY POLE
M.W.	DENOTES WATER VALVE
F.H.	DENOTES FIRE HYDRANT
M.H.	DENOTES MAN HOLE
C.B.	DENOTES CATCH BASIN
CT	DENOTES CONIFEROUS TREE
DT	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
BEARINGS ARE U.T.M. GRID, DERIVED FROM OBSERVED REFERENCE POINTS A
AND B, BY REAL TIME NETWORK (POWERNET) OBSERVATIONS, U.T.M. ZONE 17,
NAD83 (CSRS)



BENCHMARK NOTE
ELEVATIONS SHOWN HEREIN ARE GEODETIC AND ARE REFERRED TO THE CITY
OF MISSISSAUGA BENCHMARK No.291, HAVING AN ELEVATION OF 84.11 METRE,
ON THE NORTH FACE, 0.61m WEST OF THE EAST CORNER OF A WHITE BRICK
BUILDING #1226, ON THE SOUTH SIDE OF LAKESHORE ROAD EAST, 113 m
WEST OF FERGUS AVENUE.

PART 2 (SURVEY REPORT)
1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
2. ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND
THE NORTHERLY, WESTERLY AND EASTERLY LIMITS OF THE SUBJECT
PROPERTY. NOTE ALSO THE LOCATION OF OVERHEAD WIRE,
UTILITY POLE AND POLE ANCHOR.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR A. VIMAR ENTERPRISES INCORPORATED AND
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES

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 24th DAY OF AUGUST, 2021

SEPTEMBER 9, 2021
Z. ZENG
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2172394

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TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYORS@GMAIL.COM
SURVEY BY: S.Z. CAD No. 21-28299R9 | 201 No. 2021-282