

SURVEYOR'S REAL PROPERTY REPORT
ILLUSTRATING TOPOGRAPHY
PART 1 - PLAN OF SURVEY OF
LOTS 45, 46 AND 47
REGISTERED PLAN TOR-12
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250

J.D. BARNES LIMITED
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METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
LOTS 45, 46 AND 47, REGISTERED PLAN TOR-12
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE
- ZONING COMPLIANCE
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT
VERIFIED BY THIS SURVEY.
- ADDITIONAL REMARKS
PLAN PREPARED FOR BASHAR GHREWATI.

NOTES

- BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS,
UTM ZONE 17, NAD83 (CSRS) (2010.0).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE
COMBINED SCALE FACTOR OF 0.999740.
- FOR BEARING COMPARISONS, A ROTATION OF 00°47'45" CLOCKWISE WAS APPLIED TO
BEARINGS ON PLAN P1.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	611 447.19	4 826 068.07
ORP (B)	611 481.48	4 826 110.69

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. 54.72

THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 54.75 N38°47'45"E

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.

ALL SET PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN
AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH
SECTION 11 (4) OF O.R.G. 525/91.

ALL FOUND SURVEY MONUMENTS WERE ORIGINALLY SET BY JOB,
UNLESS NOTED OTHERWISE.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN AND WASHER
- WIT DENOTES WITNESS
- S/I DENOTES SET BY INTERSECTION
- P1 DENOTES PLAN OF SURVEY BY P. SLANA COMPANY LTD.
DATED APRIL 30, 2002, INSTRUMENT No. PR303213
- P2 DENOTES PLAN 43R-24009
- P3 DENOTES TOR-12
- P4 DENOTES PLAN OF SURVEY BY J. D. BARNES LIMITED
DATED APRIL 3, 2020 (FILE 20-30-494-00)
- D1 DENOTES INSTRUMENT No. 578913
- MEAS DENOTES MEASURED
- JOB DENOTES J.D. BARNES LIMITED
- 922 DENOTES SCHAEFFER DZALDOV BENNETT LIMITED

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM
AND ARE DERIVED FROM THE TOWN OF MISSISSAUGA BENCHMARKS:
No. 1001
ELEVATION=123.221m
No. 1059
ELEVATION=115.617m

LOCAL BENCHMARK

CONCRETE PIN IN SIDEWALK LOCATED ON SOUTH SIDE OF AGNES STREET.
ELEVATION=115.14m

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON APRIL 27, 2021.

MAY 26, 2021
DATE

G. T. STIDWILL
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2159626

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 26(3).

J.D. BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

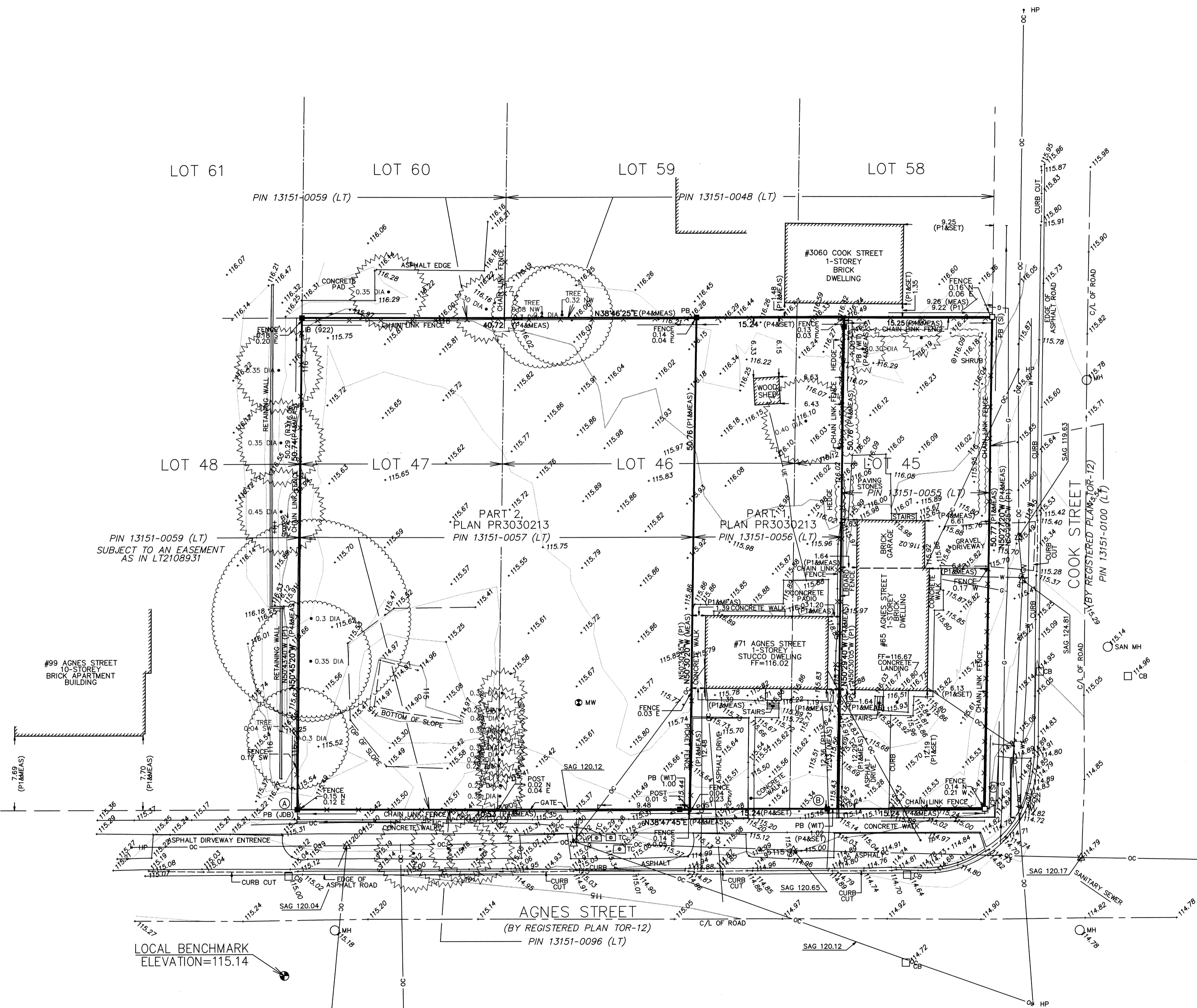
DRAWN BY: AA CHECKED BY: GS REFERENCE NO.: 20-30-494-01-D

FILE: G:\20-30-494\01\Drawings\20-30-494-00-D.dgn DATED: 05/26/2020

PLOTTED: 5/26/2021

TOPOGRAPHIC LEGEND

- CB DENOTES SINGLE CATCHBASIN
- TC DENOTES TELEPHONE CHAMBER
- + BV DENOTES BREATHER VALVE
- MH DENOTES MANHOLE
- SAN MH DENOTES SANITARY MANHOLE
- TC DENOTES TELEPHONE CHAMBER
- HP DENOTES HYDRO POLE
- TP DENOTES TELEPHONE POLE
- H DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE
- BM DENOTES BENCH MARK
- MW DENOTES MONITORING WELL
- SAG DENOTES LOWEST POINT OF WIRE
- E — DENOTES OVERHEAD HYDRO CABLE
- OC — DENOTES OVERHEAD CABLE
- G — DENOTES BURIED GAS PIPELINE
- UE — DENOTES BURIED HYDRO CABLE
- W — DENOTES BURIED WATER LINE
- SAN — DENOTES SANITARY SEWER LINE
- DENOTES CONIFEROUS TREE
DIA=DIAMETER OF TRUNK IN METRES
- DENOTES DECIDUOUS TREE
DIA=DIAMETER OF TRUNK IN METRES



LOCAL BENCHMARK
ELEVATION=115.14

AGNES STREET
(BY REGISTERED PLAN TOR-12)
PIN 13151-0096 (LT)

COOK STREET
(BY REGISTERED PLAN TOR-12)
PIN 13151-0100 (LT)