SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOTS 3 AND 4
CONCESSION 1, SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 600

0m 10 20 30 40m

R. AVIS SURVEYING INC.

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

© COPYRIGHT: "NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF R. AVIS, O.L.S."

NOTES AND LEGEND

BEARINGS ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK (RTN) OBSERVATION, (6° UNIVERSAL TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS)-2010)

6° UTM ZONE 17 COORDINATES (NAD 83 (CSRS)-2010 ADJUSTMENT)

	NORTHING	EASTING
A	4830424.600	641755.010
B	4830100.299	614800.654

(1) THE MTM COORDINATES LISTED ABOVE COMPLY WITH SUBSECTION 14(2) (ORIGINAL SURVEY) OF REGULATION 216/10 MADE UNDER THE SURVEYS ACT.

(2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO REPRODUCE ANY BOUNDARY OR PROPERTY LOCATIONS SHOWN HEREON.

DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997497.

■	SURVEY MONUMENT FOUND
CB	DENOTES STANDARD PLANTED
CB1	DENOTES IRON BAR FOUND
CB2	DENOTES IRON STANDARD
CC	DENOTES CUT CROSS
MT	DENOTES WITNESS
MEAS	DENOTES MEASURED
OU	DENOTES ORIGIN UNKNOWN
SIU	DENOTES SHOT IRON UNDER
P	DENOTES BOUNDARY AND TOPOGRAPHIC SURVEY KROMAR SURVEYORS LTD. 2018
P1	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY BENNETH YOUNG LIMITED PLAN 43R-15013
CP/MC	DENOTES CONCRETE PILLAR / MONUMENT CAP
CPI	DENOTES CLARE PAUL INTERNATIONAL O.L.S.
M.O.S.	DENOTES MARCUS OSTROFSKY SURVEYING LTD.
NOH	DENOTES NORTH OF HUNTER STREET
SOD	DENOTES SOUTH OF DUNDAS STREET
TOD	DENOTES TOM DYZIC O.L.S.
(1343)	DENOTES MARCUS OSTROFSKY O.L.S.
(1370)	DENOTES VLADIMIR KROMAR O.L.S.
(1370)	DENOTES CLARE PAUL INTERNATIONAL O.L.S.
(BY)	DENOTES BENNETH YOUNG LIMITED

PARCEL 1: 37995.0 sq. m.
PARCEL 2: 40859.1 sq. m.

PART 2 — REPORT SUMMARY — DUNNPARK CENTER
Nos. 1590 & 1650 DUNDAS STREET EAST

P.I.N. 13336 – 0208(LT) (PARCEL 1)
– SUBJECT TO AN EASEMENT AS IN INST. No. LT2074439 (ROGERS CABLE SYSTEM LIMITED)
– SUBJECT TO EASEMENT AS IN INST No. R0924490 (MISSISSAUGA HYDRO)

P.I.N. 13336 – 0576(LT) (PARCEL 2)
– SUBJECT TO AN EASEMENT AS IN INST. Nos. TT1624881(PUBLIC UTILITIES),
– SUBJECT TO AN EASEMENT AS IN INST. Nos. R0924490(MISSISSAUGA HYDRO) R0924491(HYDRO), AND BL544C (BELL CANADA), R0924492(HYDRO),
– SUBJECT TO AN EASEMENT AS IN INST. Nos. R0924493(HYDRO),
– PLEASE NOTE THAT CHAIN LINK FENCE ALONG EASTERLY PROPERTY LIMIT ENCROACHES ON TO LORELAND AVENUE. PLEASE SEE PLAN FOR TIES.

PREPARED FOR : TIMBER CREEK

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 25th DAY OF MAR. , 2018.

MARCH 15, 2019
DATE

PIRAKTHEEPAN RAMACHANDRAN
ONTARIO LAND SURVEYOR

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2J 4Y8
TEL: (416) 490-8362 FAX: (416) 490-4206
www.ravissurveying.com

DRAWN BY	CHECKED BY	PROJECT No.	DRAWING No.
P.R.	O.L.S.	3197-3	3197-3-PLAN.dwg

DEVELOPED BY: P.R.
CALCULATED BY: PR/JB
PLOTTED BY: JB

COPYRIGHT RESERVED. THIS DESIGN AND DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS. ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO.	DATE	REVISION/ COMMENT
1	2022-07-29	Issued for ZBA/OPA

NOTES

SvN
110 Adelaide St. E.
Toronto, ON
M5C 1K9
info@svn-ap.com
416.593.6499

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW SINCLAIR
LICENCE 9550

DUNDAS & MATTAWA
1580-1590 and 1650 Dundas Street East
Mississauga, Ontario
Hazelview Investments

BOUNDARY SURVEY

PROJECT	42075_1	DRAWN	SvN
SCALE		CHECKED	SvN
DATE	11/21/16	PLOTTED	2022-07-26 12:44:39 PM

A005