

SURVEYOR'S REAL PROPERTY REPORT-PART 1
**PLAN OF SURVEY OF
 ALL OF LOTS 439, 440 AND 441
 REGISTERED PLAN TOR-4 AND
 PEEL STANDARD CONDOMINIUM PLAN
 No. 830**
CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:250

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 Ontario Land Surveyors

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Part 2
 DESCRIPTION OF LAND: ALL OF LOTS 439, 440 AND 441, REGISTERED
 PLAN TOR-4 AND PEEL STANDARD CONDOMINIUM PLAN No. 830, CITY
 OF TORONTO (FORMERLY CITY OF YORK).
 REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:
 No. 5 BEVELEY STREET (PIN 13273-0441) - NO REGISTERED EASEMENTS
 OR RIGHTS OF WAY ON TITLE.
 No. 7 BEVELEY STREET (PIN 13273-0442) - NO REGISTERED EASEMENTS
 OR RIGHTS OF WAY ON TITLE.
 No. 9 BEVELEY STREET (PIN 13273-0443) - NO REGISTERED EASEMENTS
 OR RIGHTS OF WAY ON TITLE.
 Nos. 7198-7214 AIRPORT ROAD - SUBJECT TO EASEMENT AS IN
 DECLARATION No. PR1466449. SUBJECT TO EASEMENT AS IN PR542409
 AND LT2002477.

BOUNDARY FEATURES: NOTE ALL FENCES, CONCRETE, ASPHALT AREA
 AND OVERHEAD UTILITY WIRES IN RELATION TO THE BOUNDARY.
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT
 CERTIFY ZONING COMPLIANCE OR IDENTIFY WHAT ZONING RESTRICTIONS
 ARE INVOLVED.

THIS REPORT WAS PREPARED FOR ARJUN KUMAR AND THE
 UNDERSIGNED ACCEPTS. NO RESPONSIBILITY FOR USE BY OTHER
 PARTIES.

ADDITIONAL REMARKS: NONE.

Bearing Note

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHWESTERLY
 LIMIT OF BEVELEY STREET SHOWN ON SURVEYOR'S REAL PROPERTY
 REPORT BY RABIDEAU & CZERWINSKI, O.L.S., DATED NOVEMBER 18, 2009
 AS HAVING A BEARING OF N39°46'00"E.

Benchmark

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE
 CITY OF MISSISSAUGA BENCHMARK.
 BENCHMARK : 172 ELEVATION = 170.722m

Note

SUBSTANTIAL AMOUNTS OF SNOW & ICE ACCUMULATION ON THE
 GROUND AT TIME OF SURVEY. FROZEN GROUND, SNOW COVER & ICE ETC.
 MAY HAVE HIDDEN SOME FEATURES.
 TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND FOR ARBORIST
 CALIPER REFER TO ARBORIST REPORT.

Legend

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
▣	DENOTES	STANDARD IRON BAR
▤	DENOTES	SHORT STANDARD IRON BAR
▥	DENOTES	IRON BAR
▧	DENOTES	CUT CROSS
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
S	DENOTES	SET
M	DENOTES	MEASURED
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WEST
REGISTERED PLAN TOR-4	DENOTES	REGISTERED PLAN TOR-4
P	DENOTES	PEEL STANDARD CONDOMINIUM PLAN No. 830
P1	DENOTES	PLAN 43R-23708
P2	DENOTES	PLAN 43R-35933
P3	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY RABIDEAU & CZERWINSKI, O.L.S., DATED NOVEMBER 18, 2009.
D	DENOTES	INSTRUMENT No. R01015500 (PIN 13273-0441)
D1	DENOTES	INSTRUMENT No. R0926279 (PIN 13273-0442)
DC	DENOTES	INSTRUMENT No. R01104145 (PIN 13273-0443)
RC	DENOTES	RABIDEAU & CZERWINSKI, O.L.S.
1109	DENOTES	B. I. McMURCHY, O.L.S.
MISS	DENOTES	CITY OF MISSISSAUGA SURVEY
Y&Y	DENOTES	YOUNG & YOUNG SURVEYING INC., O.L.S.
FDN	DENOTES	TIES TO CONCRETE FOUNDATION
FR	DENOTES	TIES TO FRAME
TC	DENOTES	TOP OF CURB
EA	DENOTES	EDGE OF PAVEMENT
TW	DENOTES	TOP OF WALL ELEVATION
DBF	DENOTES	DOUBLE BOARD FENCE
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
OHW	DENOTES	OVERHEAD WIRES
LS	DENOTES	LIGHT STANDARD
UP	DENOTES	UTILITY POLE
GM	DENOTES	GAS METER
TL	DENOTES	TRAFFIC LIGHT
MH	DENOTES	MANHOLE
FH	DENOTES	FIRE HYDRANT
CB	DENOTES	CATCH BASIN
WK	DENOTES	WATER KEY / VALVE
DS	DENOTES	DIAMETER (ROUND)
DS	DENOTES	DOOR SILL ELEVATION
⊙	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
⊙	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
♿	DENOTES	ACCESSIBLE PARKING SPACE

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 11TH DAY OF JUNE, 2021.

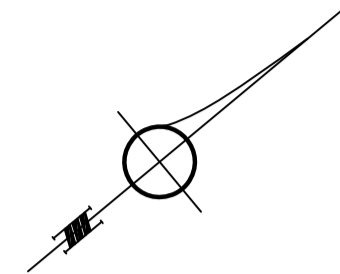
June 11, 2021
 Date

Michele Pearson
 Michele Pearson
 Ontario Land Surveyor

10933 JANE STREET, SECOND FLOOR, MAPLE
 ONTARIO, L6A 1S7
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 E. : michelepearson@pearsonandpearson.ca

PEARSON & PEARSON
 SURVEYING LTD.

DRAWING : 2074-AirportRoad7198-7214-BeverleyStreet-5-7-9-SRPR.DWG
 CALC. BY JM | DRAWN BY TM/JM | CHECKED BY MP/JM | PROJECT : 2074



PART OF LOT 12 CONCESSION 6, EAST OF HURONTARIO STREET
 PIN 13273 - 1120

PEEL STANDARD CONDOMINIUM PLAN No. 830 19830

REGISTERED PLAN TOR-4
 LOT 438 LOT 439 LOT 440 LOT 441

BEVERLEY STREET
 PIN 13273 - 0505
 (BY REGISTERED PLAN TOR-4)

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2164479

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 ISSUED BY THE SURVEYOR.
 In accordance with
 Regulation 1026, Section 29(3).



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