LEGEND TO REFERENCE PLAN 43R-40364

Item #	Definition in Title Summary	Current Legal Description
No. 5	Watermain Easement Lands	Parts 2, 3, 4, 5, 6, 61 and 62
No. 6	Hydro/Bell Easement Lands	Parts 2, 7 to 25, 42, 48, 49, 52, 53, 55, 58, 65, 66, 67, 68, 72, 73, 74, 75, 84, 86 and 87
No. 7	Traffic Signal Easement Lands	Parts 8, 19, 25, 39, 40, 41, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 67, 68, 69 and 70
No. 8	Sewer Easement Lands	Parts 9, 13, 42 and 43
No. 9	Utility Easement Lands	Parts 6, 11, 15, 27, 28, 29, 30, 44, 59, 60 and 88
No. 10	Hydro Easement Lands	Part 38
No. 11	Underground Hydro Easement Lands	Parts 32, 33, 34 and 36
No. 12	Watermain and Hydrant Easement Lands	Part 32
No. 13	Temporary Easement Lands	arts 4, 28, 45, 59 to 64 and 88
No. 14	RC Lands	Approx. location shown on Part of Part 7

RETURN TO CLS

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

NOTES

	DENOTES	
□	"	PLANTED MONUMENT
■	"	FOUND MONUMENT
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
IB	"	IRON BAR
PB	"	PLASTIC BAR
CP	"	CONCRETE PIN
CC	"	CUT CROSS
CA	"	CUT ARROW
P	"	PLAN 43R–16736
P1	"	PLAN 43R–15700
P2	"	PLAN 43R–20654
P3	"	PLAN 43R–16222
P4	"	REGISTERED PLAN 43M–823
P5	"	PLAN 43R–16218
P6	"	PLAN 43R–16219
P7	"	PLAN 43R–35938
P8	"	PLAN 43R–39842
P9	"	PLAN 43R–16217
M	"	MEASURED
WIT	"	WITNESS
PCC	"	POINT OF COMPOUND CURVE
PRC	"	POINT OF REVERSE CURVE
OU	"	ORIGIN UNKNOWN
MVM	"	MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED
922	"	SCHAEFFER DZALDOV BENNETT LTD.
JDB	"	J.D. BARNES LIMITED
STAN.	"	STANTEC GEOMATICS LTD.
W.H.S.	"	WEST OF HURONTARIO STREET
R.C.P.	"	REGISTRAR'S COMPILED PLAN
BB	"	BELL BOX
EL.	"	GEODETIC ELEVATION
↕	"	NO UPPER OR LOWER PART LIMITS

ALL FOUND MONUMENTS ARE MMM UNLESS NOTED OTHERWISE.
ALL PLANTED MONUMENTS ARE CP's UNLESS NOTED OTHERWISE.

TO CONVERT BEARINGS ON PLAN 43R–15700 (P1) TO GRID, APPLY A CLOCKWISE ROTATION OF 1°03'15".

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 075125017 AND 075930012, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999706.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID.	NORTHING	EASTING
SCP 075125017	4823708.878	604492.72
SCP 075930012	4823523.186	603605.717
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

CAUTION: PARTS 31, 35 AND 37 HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE RELATED TO MISSISSAUGA DATUM AND ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 968, HAVING A PUBLISHED ELEVATION OF 169.786 METERS.

STRATA PLAN OF SURVEY OF
PART OF BLOCK 1
ALL OF BLOCK 20
ALL OF BLOCKS 4 AND 6 (0.30 RESERVES)
PART OF BLOCKS 5, 17 AND 18 (0.30 RESERVES)
REGISTERED PLAN 43M–823 AND PART OF LOT 2
REGISTRAR'S COMPILED PLAN 1003
(CLOSED BY BY–LAW 140–95, INST. No. LT1580524)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:750

20 10 0 20 40 60 80 METRES

SCHAEFFER DZALDOV BENNETT LTD.

SHEET 1 OF 2 SHEETS

EASEMENTS

Watermain Easement Lands - PARTS 2 TO 6, BOTH INCLUSIVE, 61 AND 62 – SUBJECT TO EASEMENT AS IN INST. No. VS162364.
Hydro/Bell Easement Lands - PARTS 2, 7 TO 25, BOTH INCLUSIVE AND 40, 48, 49, 52, 53, 55, 58, 65, 66, 67, 68, 72, 73, 74, 75, 84, 86 AND 87 – SUBJECT TO EASEMENT AS IN INST. No. LT955564.
Traffic Signal Easement Lands - PARTS 8, 19, 25, 39, 40, 41, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 67, 68, 69 AND 70 – SUBJECT TO EASEMENT AS IN INST. No. LT955566.
Sewer Easement Lands - PARTS 9, 13, 42 AND 43 – SUBJECT TO EASEMENT AS IN INST. No. LT955568.
Underground Hydro Easement Lands - PARTS 32, 33, 34 AND 36 – SUBJECT TO EASEMENT AS IN INST. No. LT1741001.
Watermain and Hydrant Easement Lands - PARTS 32 – SUBJECT TO EASEMENT AS IN INST. No. LT1741002.
Utility Easement Lands - PARTS 6, 11, 15, 27, 28, 29, 30, 44, 59, 60 AND 88 – SUBJECT TO EASEMENT AS IN INST. No. LT1007104.
Hydro Easement Lands - PART 38 – SUBJECT TO EASEMENT AS IN INST. No. LT1130471.
Temporary Easement Lands - PARTS 4, 28, 45 AND 59 TO 64, BOTH INCLUSIVE AND 88 – SUBJECT TO EASEMENT IN GROSS AS IN INST. No. PR3811615.
Approximate Location of RC Lands - Part of Part 77

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _ _ MAY 31 _ _, 2022.

DAN DZALDOV
ONTARIO LAND SURVEYOR

PLAN 43R–40364

RECEIVED AND DEPOSITED

DATE June 1, 2022

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL No. 43

SCHEDULE

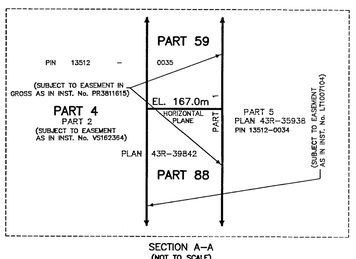
PART	LOT/BLOCK	PLAN	PIN	AREA (m²)
1	PART OF BLOCK 1	43M–823	ALL OF 13512–0035	180888.4
2				16.7
3				1468.8
4				213.0
5				1973.9
6				69.0
7				1554.1
8				17.3
9				17.9
10				215.8
11				27.0
12				221.6
13				27.0
14				44.1
15				27.8
16				165.2
17				20.7
18				363.6
19				49.9
20				390.8
21				183.0
22				280.0
23				85.0
24				432.2
25				21.0
26				58.7
27				413.0
28				16.0
29				745.4
30				32.5
31	PART OF BLOCK 17 (0.30 RESERVE)			37.3
32	PART OF LOT 2	R.C.P. 1003		242.8
33	PART OF BLOCK 5(0.30 RESERVE)	43M–823		376.8
	PART OF LOT 2	R.C.P. 1003		
34	PART OF LOT 2	R.C.P. 1003		598.4
35	ALL OF BLOCK 4(0.30 RESERVE) AND PART OF BLOCK 1	43M–823		41.8
36	PART OF LOT 2 AND PART OF BLOCK 18(0.30 RESERVE)	R.C.P. 1003 43M–823		431.0
37	ALL OF BLOCK 6 (0.30 RESERVE)	43M–823		27.3
38	PART OF BLOCK 1	43M–823		447.5
39				42.7
40				26.8
41				145.8
42				198.2
43				36.0
44				305.9
45				216.8
46				88.0
47				38.6
48				14.8
49				84.4
50				25.9
51				160.6
52				70.6
53				21.0
54				1.0
55				8.9
56				27.4
57				34.1
58				86.9
59				70.5
60				17.6
61				45.6
62				42.6
63				48.6
64				24.8
65				32.7
66				328.4
67				67.8
68				51.3
69				27.6
70				154.0
71				150.5
72				130.4
73				60.1
74				31.2
75				257.6
76	PART OF BLOCK 1 AND ALL OF BLOCK 20			27209.5
77	PART OF BLOCK 1			42927.4
78				13088.5
79				19387.4
80				8386.0
81				8831.8
82				80.9
83				14001.2
84				60.6
85				13531.8
86				363.9
87				415.2
88				(STRATA, SEE PART 59)

SCHEDULE OF LOCATION OF PARTS

PARTS	DIAGRAM / SHEET	DETAIL / SHEET	SECTION / SHEET
1 TO 88, BOTH INCLUSIVE	1 1		
2, 3, 16, 17, 26, 27 AND 78		A 2	
36, 37, 75 AND 76		B 2	
14, 15, 16, 44 AND 78		C 2	
5, 6, 29, 30, 31, 32, 66 AND 79		D 2	
18, 31, 32, 33, 65, 66, 79, 80 AND 85		E 2	
1, 18, 19, 20, 24, 25, 33, 34, 35, 46, 47, 67, 68, 69, 70, 71, 72, 73, 80, 81, 83 AND 85		F 2	
20, 34, 35, 36, 37, 74, 75, 76, 81 AND 83		G 2	
7, 22, 39, 40, 48, 49, 50, 51, 76, 77, 83 AND 86		H 2	
12, 13, 14, 43, 78 AND 85		I 2	
10, 11, 12, 78 AND 85		J 2	
1, 7, 8, 9, 10, 23, 41, 42, 52, 53, 54, 55, 56, 57, 58, 77, 78, 82, 83, 84, 85 AND 87		K 2	
3, 4, 5, 27, 28, 29, 45, 59, 60, 61, 62, 63, 64, 78, 79, 85 AND 88		L 2	
4, 5, 45, 62, 64, 79 AND 85		L–1 2	
7 AND 77		M 2	
4, 59 AND 88			A–A 1

CURVE TABLE

NUM	ARC	RADIUS	BEARING	CHORD
C1	23.418	105.100	N71°13'25"W	23.370
C2	64.287	193.000	N57°45'00"E	63.990
C3	10.428	105.100	N83°50'45"E	10.424
C4	24.166	190.300	N51°50'50"E	24.150
C5	10.261	190.300	N57°01'45"E	10.260
C6	15.805	190.300	N60°57'10"E	15.800
C7	10.001	190.300	N64°50'15"E	10.000
C8	3.154	190.300	N66°49'05"E	3.154
C9	23.951	193.000	N51°45'50"E	23.946
C10	10.254	193.000	N56°50'35"E	10.252
C11	16.882	193.000	N60°52'15"E	16.876
C12	9.974	193.000	N64°51'25"E	9.973
C13	3.217	193.000	N66°48'55"E	3.217
C14	42.259	111.650	N49°29'00"E	42.007
C15	28.393	101.000	N75°12'00"E	28.300
C16	11.637	13.000	N78°03'20"W	11.253
C17	3.756	13.000	N84°34'30"E	3.743
C18	10.441	13.000	N33°30'55"W	10.162
C19	79.400	92.800	N70°23'15"W	77.000
C20	8.416	159.700	N65°41'30"E	8.415
C21	6.608	159.700	N62°59'50"E	6.608
C22	32.036	159.700	N56°03'50"E	31.982
C23	16.119	15.000	N87°33'55"W	15.354
C24	79.490	157.000	N52°41'50"E	78.644
C25	9.448	157.000	N65°28'40"E	9.447
C26	6.632	157.000	N62°32'35"E	6.632
C27	32.322	157.000	N55°26'05"E	32.265
C28	3.049	157.000	N48°27'30"E	3.049
C29	22.150	157.000	N42°52'00"E	22.132
C30	8.189	157.900	N48°50'55"E	8.188
C31	7.739	902.140	N48°58'00"W	7.739
C32	55.091	902.140	N46°56'15"W	55.083
C33	62.830	902.140	N47°11'00"W	62.818
C34	65.358	911.290	N47°14'35"W	65.344
C35	7.363	911.290	N49°31'45"W	7.363
C36	3.109	18.950	N36°55'10"W	3.106
C37	72.721	911.290	N47°28'30"W	72.702
C38	7.882	13.000	N69°46'45"W	7.761
C39	3.103	159.700	N46°49'25"E	3.103
C40	3.004	13.000	N17°07'35"W	2.997
C41	7.437	13.000	N40°08'00"W	7.336
C42	7.202	157.000	N48°13'25"E	7.202
C43	2.723	157.000	N47°24'20"E	2.723
C44	1.431	157.000	N49°16'35"E	1.431
C45	10.731	19.900	N75°02'35"W	10.602
C46	4.265	19.900	N83°22'10"E	4.257
C47	12.695	19.900	N58°57'10"E	12.481
C48	27.691	19.900	N80°32'30"E	25.511
C49	125.851	86.600	N03°34'00"W	115.065
C50	1.734	157.000	N38°30'30"E	1.734
C51	3.527	14.250	N74°02'30"E	3.518
C52	7.154	14.250	N52°34'15"E	7.079
C53	7.679	14.250	N19°20'25"E	7.586
C54	4.472	14.250	N05°05'15"W	4.454
C55	56.638	100.500	N35°59'15"W	55.891
C56	12.636	48.300	N76°29'45"E	12.600
C57	67.196	86.600	N60°17'20"E	65.523
C58	75.645	86.600	N72°27'05"W	73.263
C59	12.114	56.100	N45°02'30"W	12.090
C60	35.873	168.100	N29°34'25"W	35.805
C61	12.629	27.500	N21°07'35"E	12.518
C62	14.270	64.000	N37°20'30"E	14.241
C63	2.798	27.500	N10°53'05"E	2.797
C64	9.831	27.500	N24°02'25"E	9.778
C65	13.263	26.400	N72°33'10"E	13.124
C66	3.167	26.400	N83°30'30"E	3.165
C67	10.096	26.400	N69°07'00"E	10.035
C68	9.136	26.350	N50°45'00"E	9.090
C69	33.971	71.200	N30°22'00"E	33.650
C70	23.065	19.000	N18°49'25"W	21.675
C71	120.075	100.800	N11°05'45"W	113.100
C72	11.842	10.640	N23°09'15"W	11.240
C73	7.405	15.500	N68°13'45"W	7.335
C74	4.137	15.500	N62°11'25"W	4.125
C75	3.272	15.500	N75°53'00"W	3.265
C76	13.261	8.650	N87°55'00"E	12.000
C77	16.378	10.700	N3°35'50"W	14.826
C78	13.914	88.530	N11°28'20"W	13.900
C79	3.526	8.350	N18°51'20"E	3.500
C80	29.728	19.200	N78°32'05"E	26.846
C81	10.950	19.200	N73°26'45"W	10.802
C82	4.315	19.200	N83°46'40"E	4.306
C83	14.463	19.200	N55°45'30"E	14.124
C84	47.769	100.750	N51°31'55"E	47.323
C85	14.737	10.800	N16°26'35"E	13.620
C86	49.528	90.500	N36°33'20"W	48.912
C87	14.317	9.500	N55°54'05"W	13.000
C88	88.355	101.100	N72°27'50"W	85.570
C89	16.881	10.100	N87°58'50"E	14.983
C90	12.151	14.250	N10°20'55"E	11.786
C91	10.680	14.250	N59°39'40"E	10.432
C92	30.673	19.900	N3°13'00"W	27.725
C93	73.610	101.250	N27°49'10"W	72.000
C94	108.236	134.600	N15°34'45"E	103.500
C95	16.603	11.300	N1°16'00"W	15.149
C96	94.992	120.400	N19°34'15"E	92.547
C97	4.248	86.600	N39°32'45"E	4.247
C98	25.247	45.200	N41°45'50"E	24.920
C99	24.237	126.500	N88°44'50"W	24.200
C100	9.051	24.500	N82°39'15"W	9.000
C101	18.075	110.250	N65°41'45"W	18.055
C102	20.252	89.250	N51°38'45"W	20.208
C103	1.001	9.000	N36°59'25"W	1.000
C104	3.105	6.950	N64°59'05"W	3.080



SECTION A–A
(NOT TO SCALE)

DIAGRAM 1

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN, COMPRISED OF SHEETS 1 AND 2 ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19TH DAY OF APRIL, 2022.

DATE : MAY 11, 2022.

DAN DZALDOV
ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL.(416)987–0101

CALC. JZ	DRAWN ACAD/LW	CHECKED JZ	SCALE 1:750	JOB NO. 12–242–08

SCALE 1:750 36X57.5 MAY 11, 2022

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

STRATA PLAN OF SURVEY OF
PART OF BLOCK 1
ALL OF BLOCK 20
ALL OF BLOCKS 4 AND 6 (0.30 RESERVES)
PART OF BLOCKS 5, 17 AND 18 (0.30 RESERVES)
REGISTERED PLAN 43M-823 AND
PART OF LOT 2
REGISTRAR'S COMPILED PLAN 1003
(CLOSED BY BY-LAW 140-95, INST. No. LT1580524)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:750

20 10 0 20 40 60 80 METRES

SCHAEFFER DZALDOV BENNETT LTD.

SHEET 2 OF 2 SHEETS

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE MAY 31, 2022.

DAN DZALDOV
ONTARIO LAND SURVEYOR

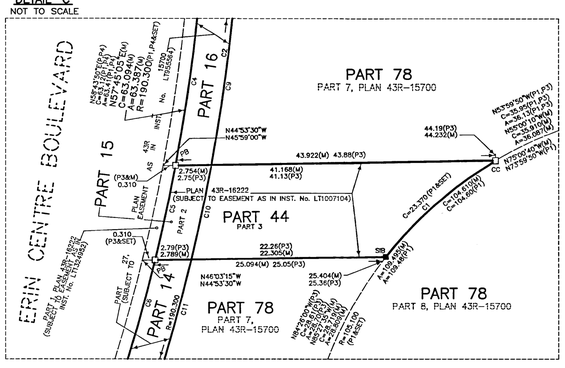
PLAN 43R-40364

RECEIVED AND DEPOSITED

DATE June 1, 2022

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL No. 43

DETAIL 'C'
NOT TO SCALE



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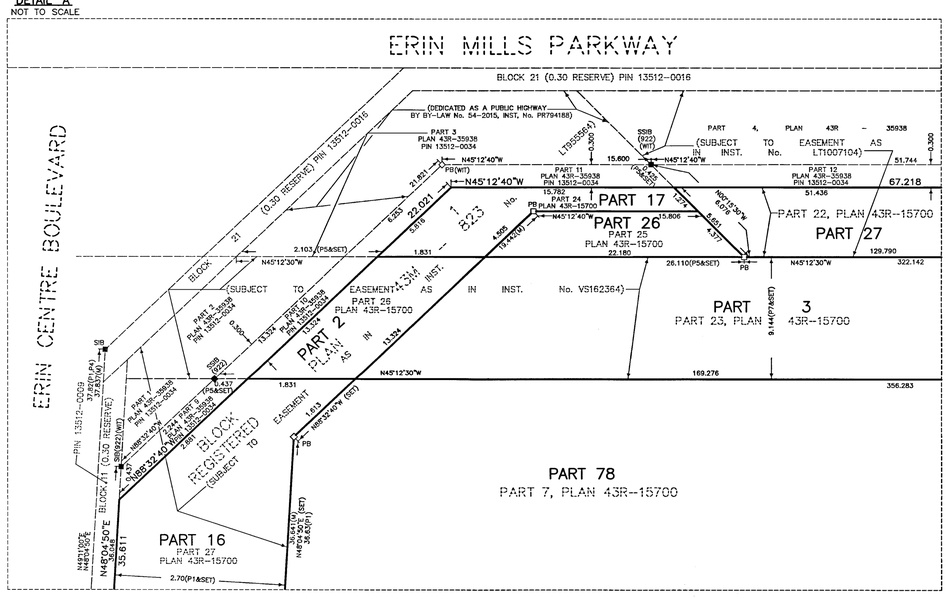

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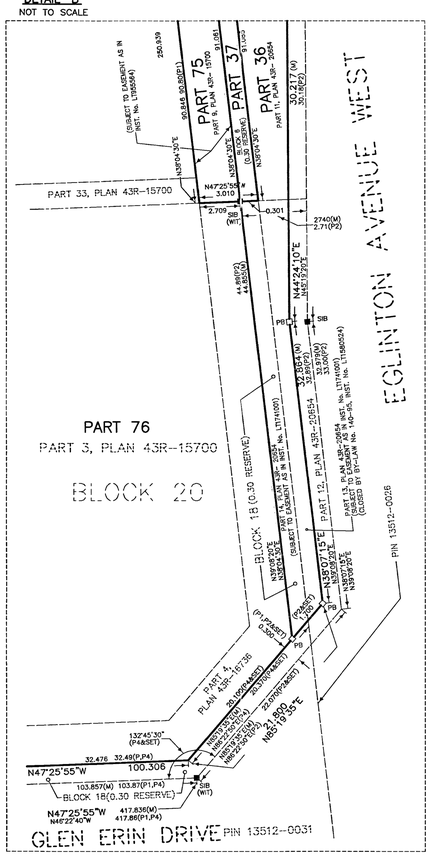

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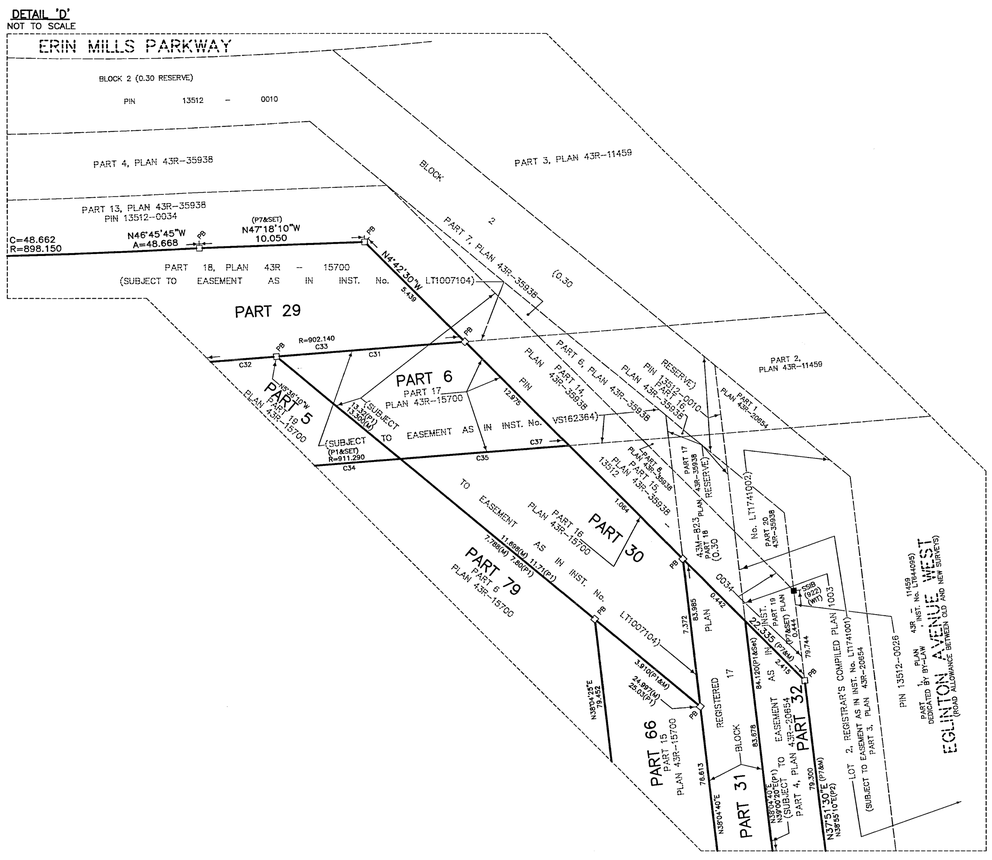

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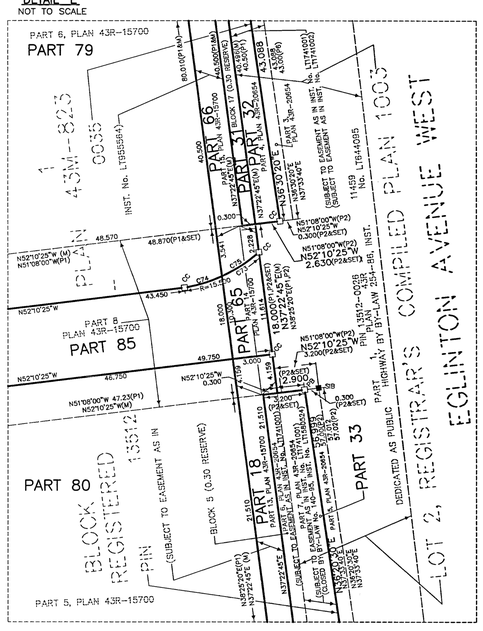

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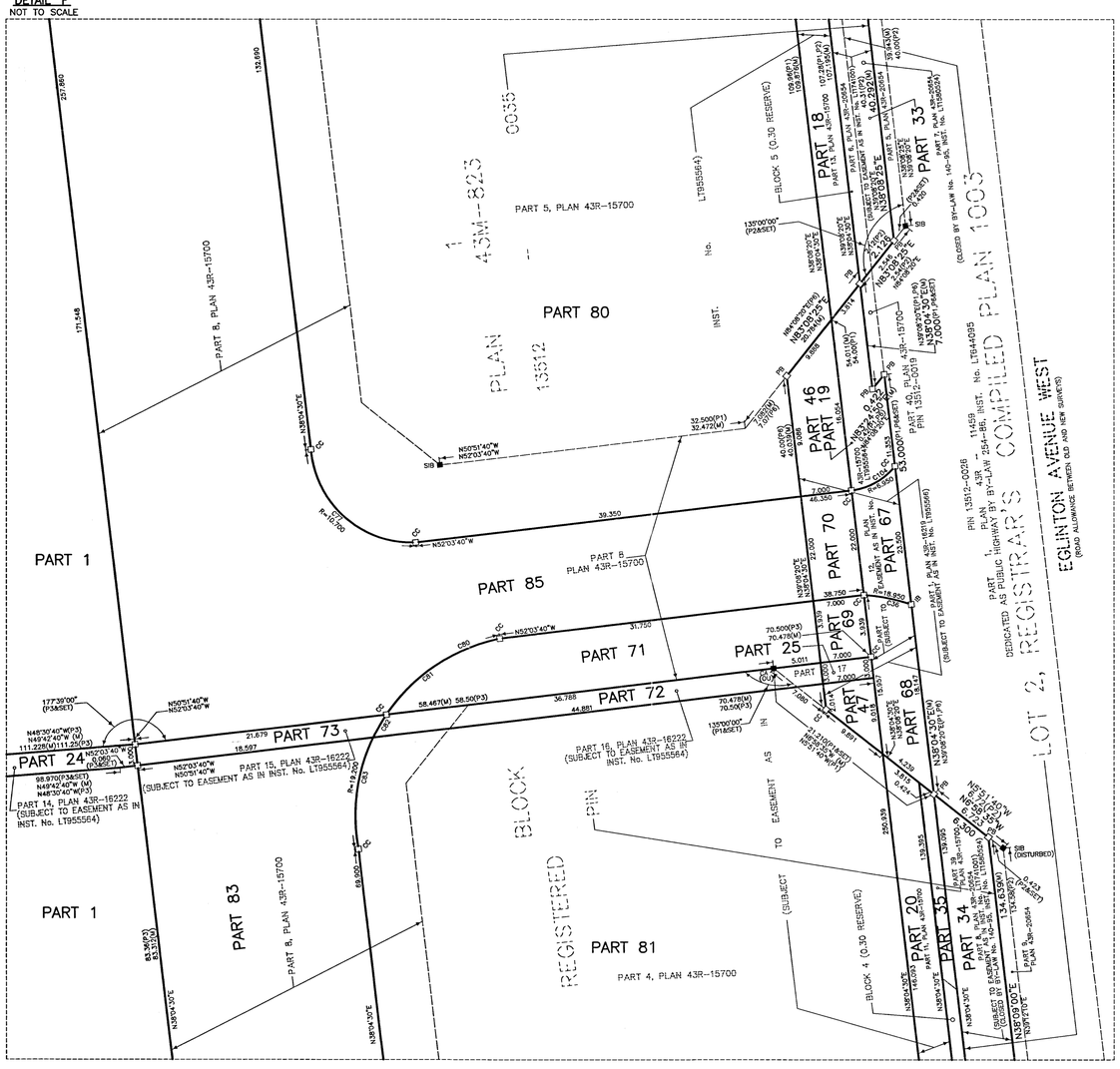

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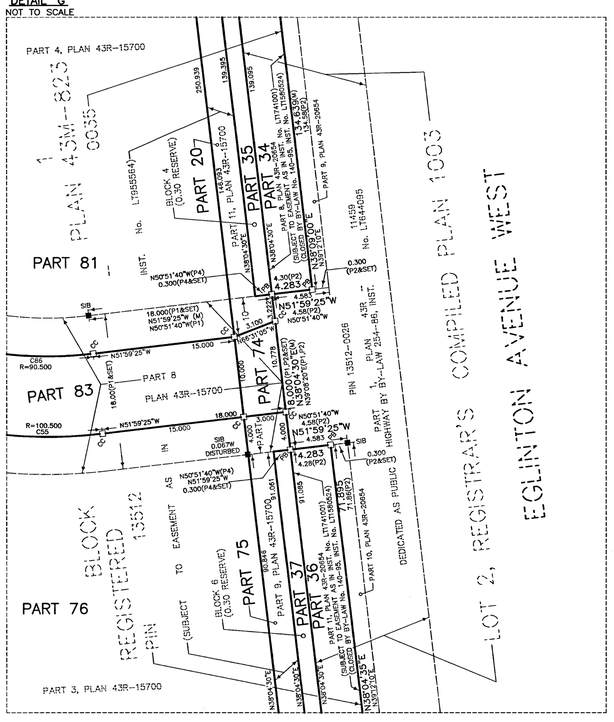

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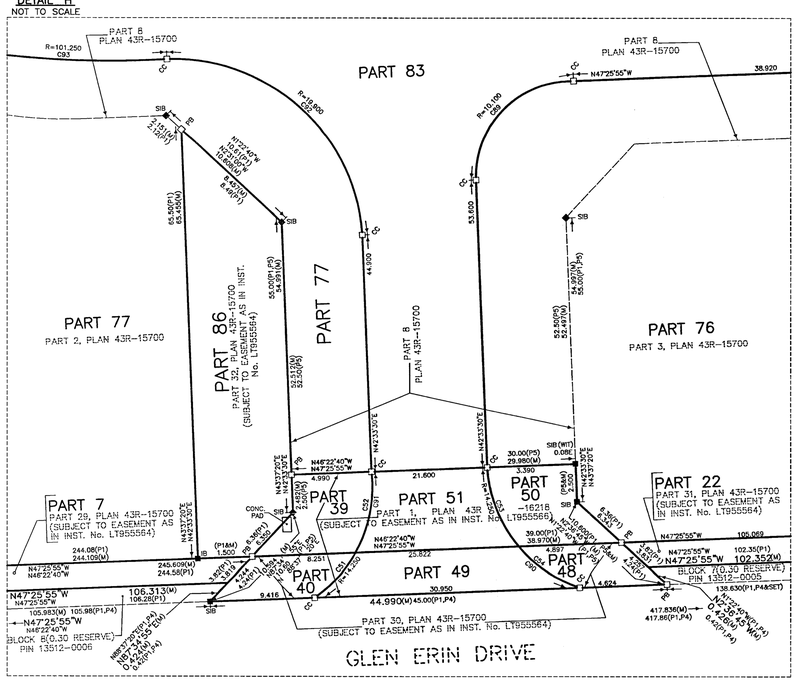

DETAIL 'I'
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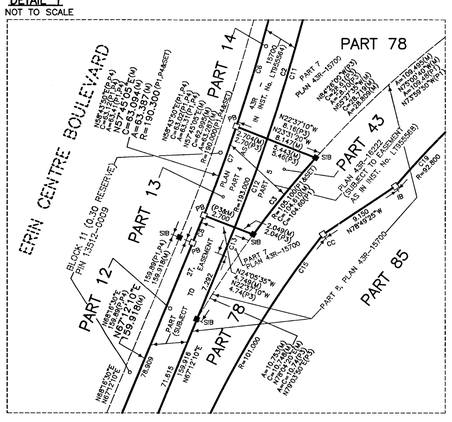
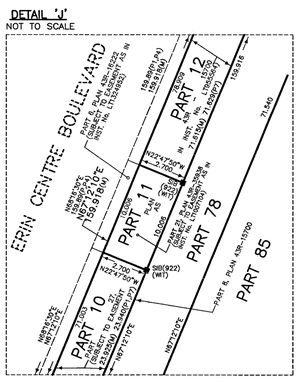


DETAIL 'J'
NOT TO SCALE



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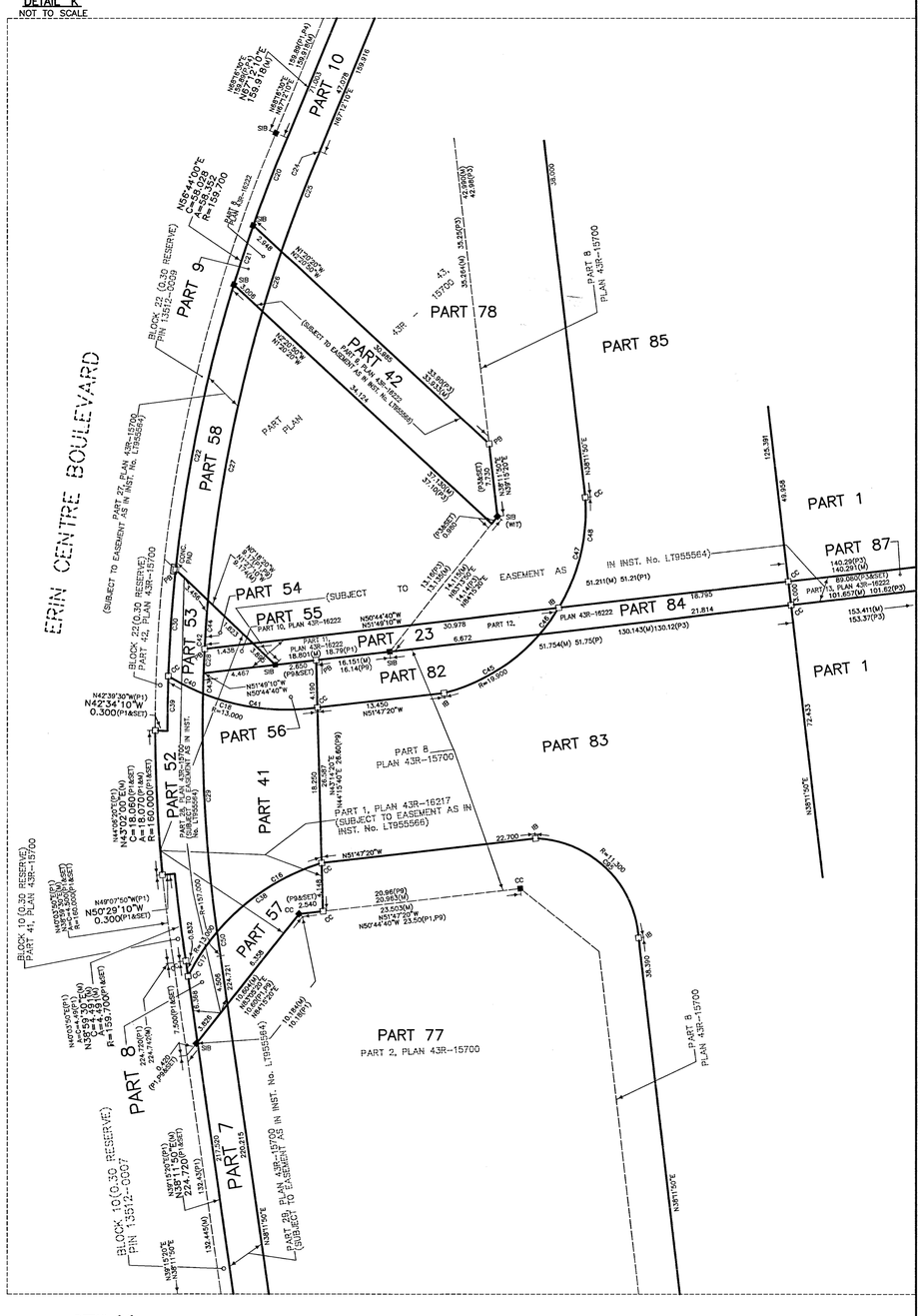

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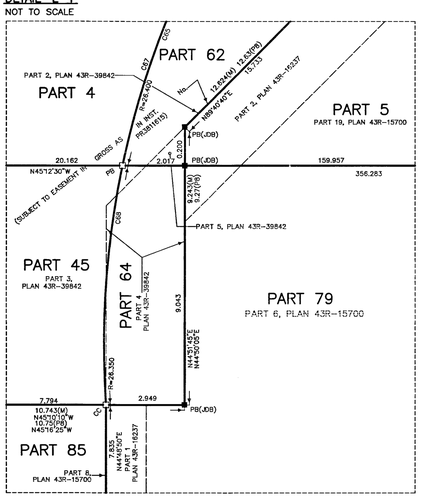

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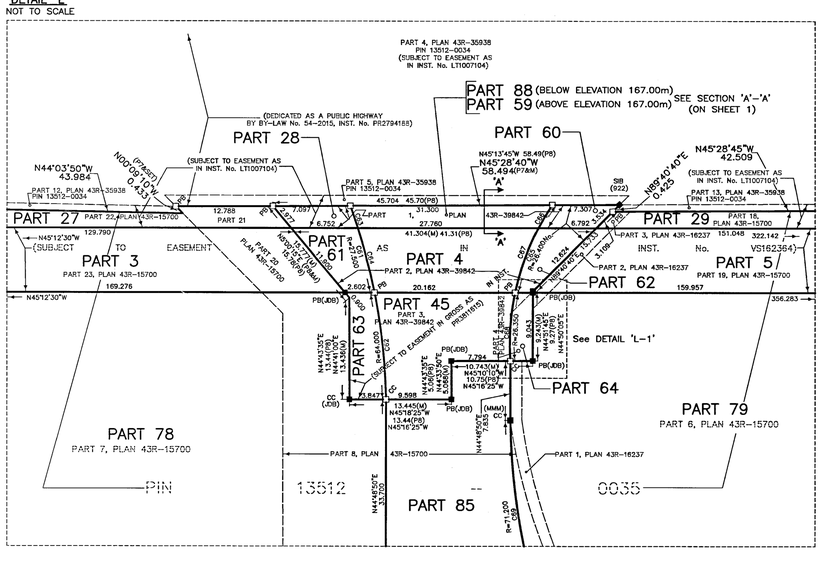

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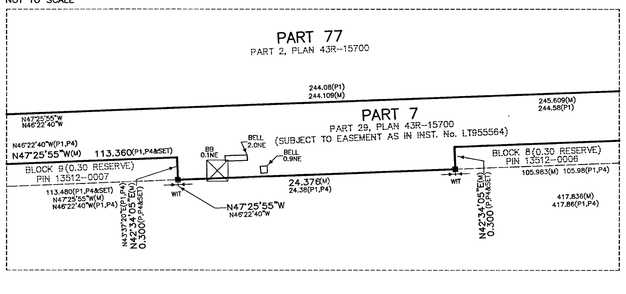

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CALC. JZ	DRAWN ACAD/LW	CHECKED JZ	SCALE 1:750	JOB NO. 12-242-08

SCALE 1:750 36X57.5 MAY 11, 2022