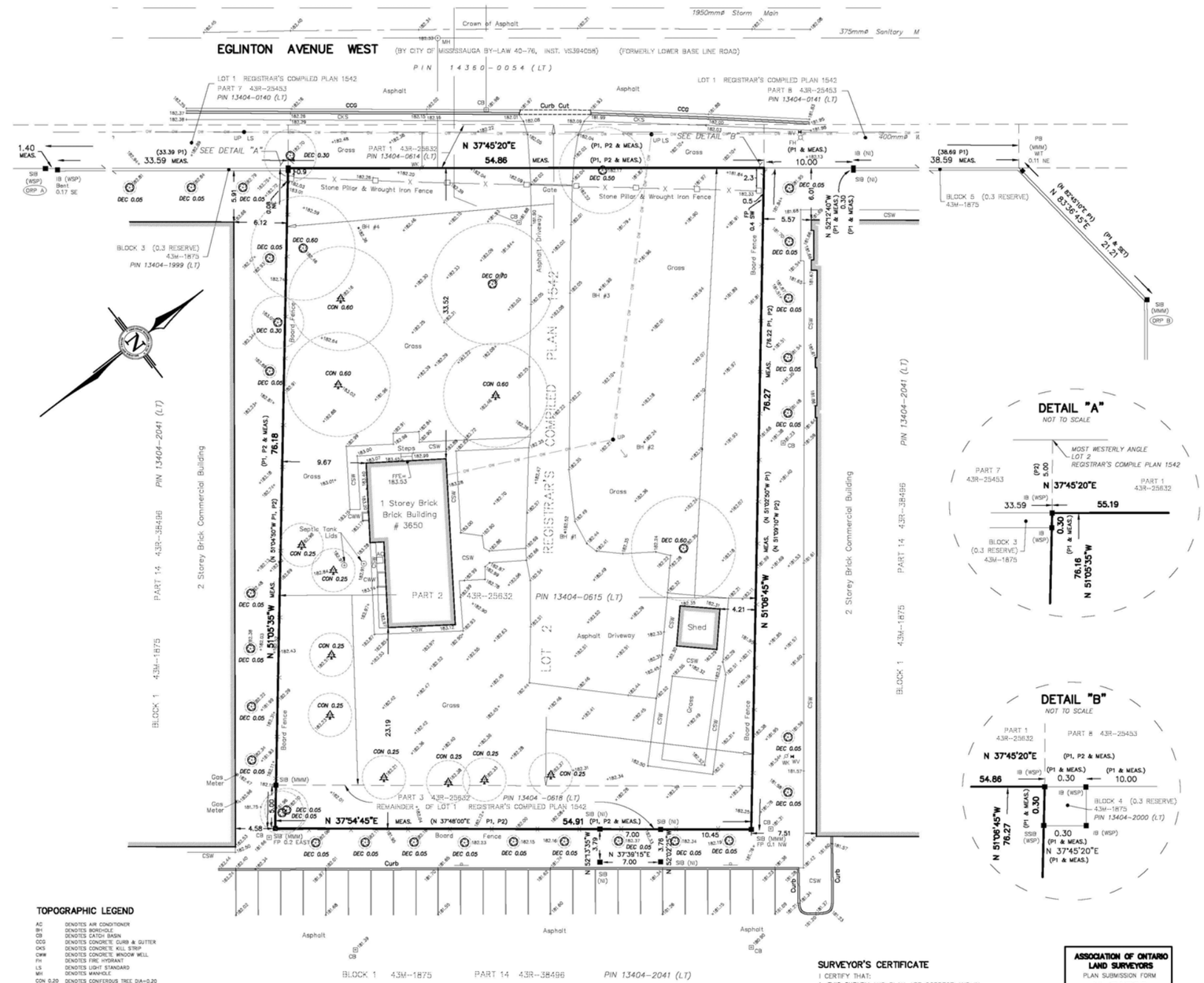

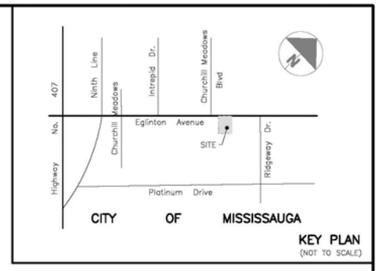

KEY PLAN
(NOT TO SCALE)

TOPOGRAPHIC SURVEY OF

PART OF LOTS 1 & 2 REGISTRAR'S COMPILED PLAN 1542

(N° 3650 EGLINTON AVENUE WEST)

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:300

6 0 6 12 18 metres

GRAPHIC SCALE

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF MISSISSAUGA BENCH MARK NO. 1044 HAVING AN ELEVATION OF 178.836 METRES (CGVD : 1928).

TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.10 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	" "	SURVEY MONUMENT SET
SIB	" "	STANDARD IRON BAR
SSIB	" "	SHORT STANDARD IRON BAR
IB	" "	IRON BAR
PB	" "	PLASTIC BAR
MMM	" "	MMM GEOMATICS ONTARIO LIMITED O.L.S.
WSP	" "	WSP GEOMATICS ONTARIO LIMITED O.L.S.
NI	" "	NO IDENTIFICATION
950	" "	CUNNINGHAM McCONNELL LIMITED
PIN	" "	PROPERTY IDENTIFIER NUMBER
MEAS.	" "	MEASURED
WIT	" "	WITNESS
NTS	" "	NOT TO SCALE
P1	" "	REGISTERED PLAN 43M-1875
P2	" "	PLAN 43R-25632
FP	" "	FENCE POST

INTEGRATION NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A & B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS, 2010).

COORDINATES ARE UTM ZONE 17, NAD 83 (CSRS, 2010), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT , IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
A	4818684.69	590032.23
B	4818472.87	590207.97

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999737.

BEARING COMPARISONS:

FOR THE PURPOSES OF COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1, P2	– 01°04'10"

TOPOGRAPHIC LEGEND

AC	DENOTES AIR CONDITIONER
BH	DENOTES BOREHOLE
CB	DENOTES CATCH BASIN
CCG	DENOTES CONCRETE CURB & GUTTER
CKS	DENOTES CONCRETE KILL STRIP
CWW	DENOTES CONCRETE WINDOW WELL
FH	DENOTES FIRE HYDRANT
LS	DENOTES LIGHT STANDARD
MH	DENOTES MANHOLE
CON 0.20	DENOTES CONIFEROUS TREE DIA=0.20
DEC 0.20	DENOTES DECIDUOUS TREE DIA=0.20
—W—	DENOTES UNDERGROUND WATERMAIN
+169.00	DENOTES EXISTING GROUND ELEVATION
UP	DENOTES UTILITY POLE
WK	DENOTES WATER KEY
WV	DENOTES WATER VALVE
—OW—	DENOTES OVERHEAD WIRE(S)
	DENOTES PARKING LINE
	DENOTES SIGN

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 FEBRUARY 6, 2023.

DATE: FEBRUARY 9, 2023

ROBERT D. McCONNELL
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-36523

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS

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EMAIL: Infoods@cmlsurveyors.ca

205 MAIN STREET
MILTON, ONTARIO L9T 1N7
PHONE (905) 878-7810
FAX (905) 878-6672
EMAIL: milton.office@cmlsurveyors.ca

CLIENT: U & N
O.L.S FILE N° 132-22

PLAN N° 132-22-1

CARICARI LEE ARCHITECTS

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Toronto, ON M6B 3W8
t/ 416 962 9670 f/ 416 962 9671
e/ info@caricarilee.com
www.caricarilee.com

PROJECT NAME
EGLINTON OFFICE BUILDING
3650 EGLINTON AVENUE W, MISSISSAUGA, ON

DRAWING TITLE
SITE SURVEY

No.	Date:	Issued / Revision:	By:
1	2024-02-06	ISSUED FOR REZONING	MNG
2	2024-09-12	REZONING SUBMISSION #2	MNG
3	2025-03-13	REZONING SUBMISSION #3	MNG

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DICREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	
PROJECT NO.	22032
DATE	MAR 2025
DRAWN BY	MNG
CHECKED BY	DL

NORTH:

DRAWING NO.
A 1.00

3/13/2025 10:50:56 AM