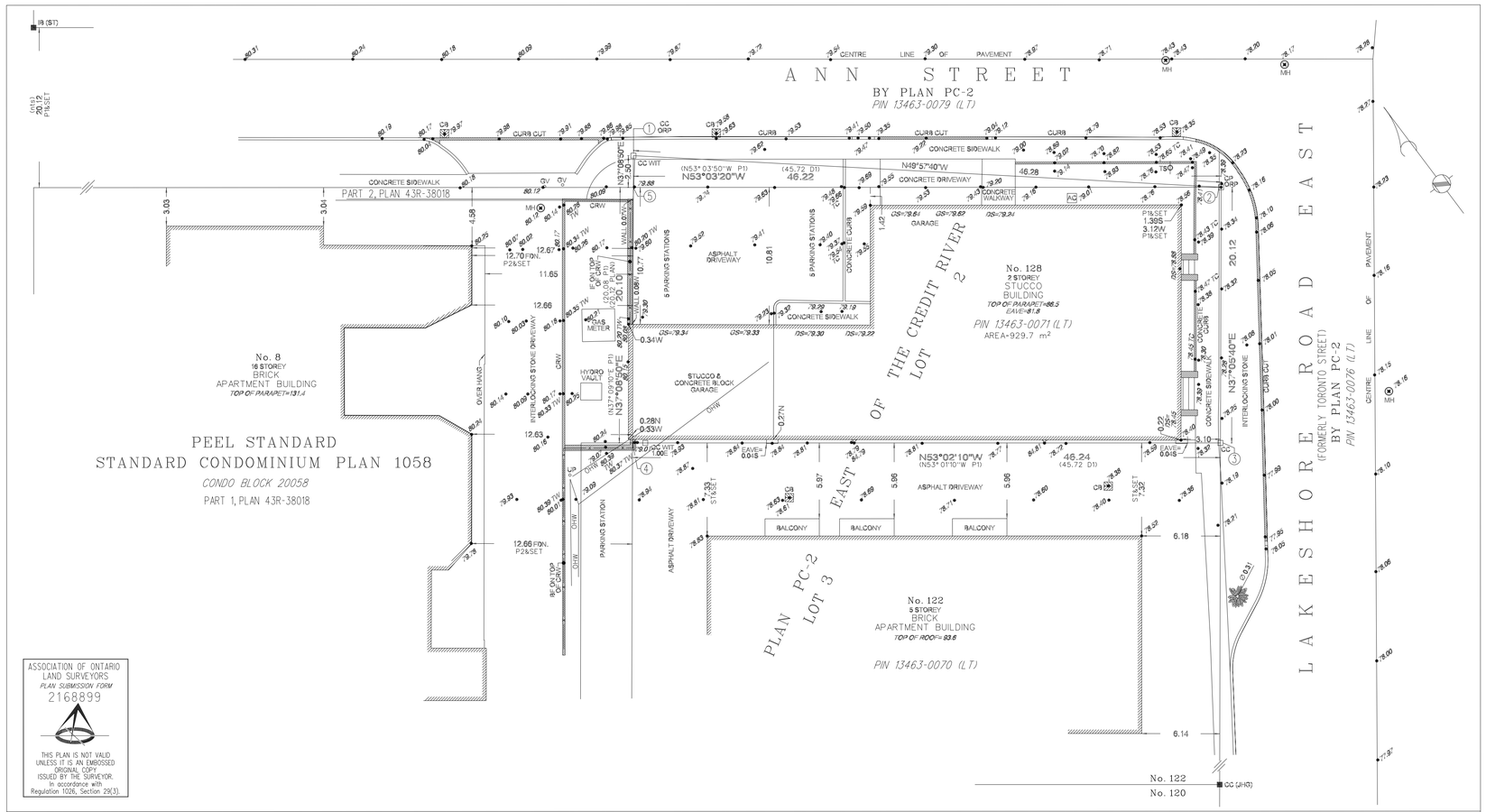

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2168899

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

SURVEYOR'S REAL PROPERTY REPORT
PART 1:

PLAN OF PART OF LOT 2
PLAN PC-2 EAST OF THE CREDIT RIVER
NORTH SIDE OF TORONTO STREET
(FORMERLY TOWN OF PORT CREDIT, COUNTY OF PEEL)

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200

0 2 4 6 8 10 20m.

AKSAN PILLER CORPORATION LTD.

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

PART 2:
PREPARED FOR BLACK TUSK CROUP

LOCATION OF THE BUILDING:	AS SHOWN ON PART 1,
EAVES:	CLEAR,
UTILITY BUILDINGS:	AS SHOWN ON PART 1,
DECKS:	NONE,
SWIMMING POOLS:	NONE,
EXISTING FENCES:	GENERALLY ALONG THE PROPERTY LINES, WITH DEVIATIONS AS SHOWN ON PART 1,
EASEMENTS:	NONE RECITED IN THE LAST REGISTERED INSTRUMENT,
DRIVEWAY:	AS SHOWN ON PART 1.

CAUTION:
TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND ARE DEFINED AT 1.4m ABOVE GRADE AT TREE FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF MISSISSAUGA BENCH MARK 650179, ON CNR BRIDGE OVER HURONTARIO STREET. TABLET IN TOP OF SIDEWALK ON NORTH-WEST SIDE OF RAILWAY, IN FROM THE NORTH-EAST END, 0.6m. NORTH-WEST OF EDGE OF CURB
ELEVATION = 86.641 m.

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS MONUMENT
O/U	DENOTES	ORIGIN UNKNOWN
N	DENOTES	NORTH
S	DENOTES	SOUTH
E	DENOTES	EAST
W	DENOTES	WEST
Fc.	DENOTES	FENCE
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
MH	DENOTES	MANHOLE
GV	DENOTES	GAS VALVE
CB	DENOTES	CATCH BASIN
TS	DENOTES	TRAFFIC SIGN
CRW	DENOTES	CONCRETE RETAINING WALL
TW	DENOTES	TOP OF WALL
TC	DENOTES	TOP OF CURB
AC	DENOTES	AIR CONDITIONER
OHW	DENOTES	OVERHEAD WIRES
IF	DENOTES	IRON FENCE
NTS	DENOTES	NOT TO SCALE
D1	DENOTES	INST. No. PC2417
P1	DENOTES	PLAN 43R-38018
P2	DENOTES	PEEL STANDARD CONDOMINIUM PLAN No. 1058
ST	DENOTES	STAR & TARASICK, O.L.S. (Aug. 18, 1964)
JHG	DENOTES	J.H. GELBLOOM, O.L.S. (June 25, 2012)
Ø0.50	DENOTES	TREE TRUNK DIAMETER

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE, ON MONUMENTS 1 & 2, SHOWN HEREON, HAVING A BEARING OF N49°57'40"W. AND ARE REFERED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° 00' WEST LONGITUDE) NAD83 (CSRS) (2010).

NOTES:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996.

POINT ID	NORTHING	EASTING
1 ORP	4823427.57	614461.30
2 ORP	4823397.79	614496.73
3	4823381.75	614484.59
4	4823409.56	614447.64
5	4823425.58	614459.78

COORDINATES ARE TO URBAN ACCURACY AS IN SEC. 14(2). OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
2. THE SURVEY WAS COMPLETED ON THE 8th DAY OF APRIL, 2021.

APRIL 12, 2021
DATE

HELMUT PILLER
Ontario Land Surveyor

AKSAN PILLER CORPORATION LTD
ONTARIO LAND SURVEYORS
943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7
(T) 416-488-1174 (F) 416-488-7843 (E) op@opsurveys.ca www.opsurveys.ca
CALC: MU DRAWN: LF CHECKED: HP
reference number: 21-24-14103-00

CLIENT
128 LAKESHORE DEVELOPMENT INC.

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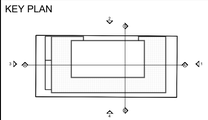
Arcadis Architects (Canada) Inc.

KEY PLAN



ISSUES

No.	DESCRIPTION	DATE
1	ZBA SUBMISSION 1	2021/12/10
2	SETTLEMENT PACKAGE	2023/09/05
3	ZBA SUBMISSION 2	2025/08/13
4	REZONING SUBMISSION 3	2025/10/24

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
MANSOOR H. KAZEROUNI
LICENCE
5860

PROJECT
128 LAKESHORE

PROJECT NO: 132973
DRAWN BY:
CHECKED BY:
SCALE: 1:200
APPROVED BY:

PRIME CONSULTANT
ARCADIS
55 St. Clair Avenue West,
Toronto, ON M4V 2Y7, Canada
tel 416 596 1930
www.arcadis.com

SHEET TITLE
SITE SURVEY

SHEET NUMBER A101
ISSUE

SCALE CHECK
1 in
10mm