

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

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
LIMIT OF BIRCH AVENUE AS SHOWN ON REGISTERED PLANS 1960
HAVING A BEARING OF N74°00'00"E.

OWNER NOTE:

THIS PLAN HAS BEEN PREPARED FOR ELIZA KHORASHAHI AND
PEDRAM POZHAN AND UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY ANY OTHERS.

ELEVATION NOTES:

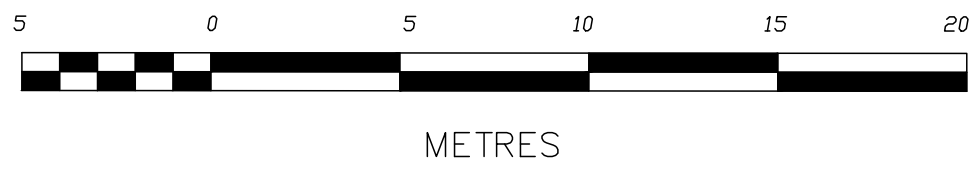
ELEVATION SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION
REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CANNET (2010).
SITE BENCHMARK IS SHOWN ON THE FACE OF THIS PLAN.

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS

PART 1 – PLAN SHOWING
PART OF LOTS 52, 53 & 54
REGISTERED PLAN 1960

CITY OF VAUGHAN
(REGIONAL MUNICIPALITY OF YORK)

SCALE 1:200



RICHMOND SURVEYING INC.

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LEGEND

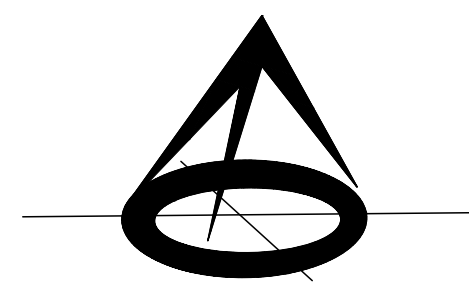
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- IB – IRON BAR
- CC – CUT CROSS
- – FOUND
- – PLANTED
- S – SET
- M – MEASURED
- WIT – WITNESS
- OU – ORIGIN UNKNOWN
- RP – REGISTERED PLAN 1960
- P1 – PLAN 64R-2504
- P2 – PLAN 65R-12082
- P3 – SURVEYOR'S REAL PROPERTY REPORT BY PEARSON AND PEARSON SURVEYING LTD. DATED OCTOBER 16, 2021.
- P4 – PLAN 65M-2679
- (MMM) – MARSHALL MACKLIN MONAGHAN LTD. O.L.S.
- (1562) – ROBERT EDWIN ROWAN SURVEYING LTD. O.L.S.
- PC – POINT OF CURVATURE
- CB – CATCH BASIN
- ⊙ – DOOR SILL
- U- – OVERHEAD UTILITY LINE
- ✱ – CONIFEROUS TREE
- ⊙ – DECIDUOUS TREE
- BM – BENCH MARK
- MH – MANHOLE
- INTL – INTERLOCK BRICK
- PWF – POST AND WIRE FENCE
- FR – FRAME
- BR – BRICK
- FND – FOUNDATION
- RF – TOP OF ROOF
- GS – GARAGE SILL
- DS – DOOR SILL
- UP – UTILITY POLE
- HW – HYDRO WALT
- WK – WATER KEY
- FHT – TOP OF FIRE HYDRANT NUT
- TS – TOP OF SLOPE
- BS – BOTTOM OF SLOPE
- CTRW – TOP OF CONCRETE RETAINING WALL
- CPAD – CONCRETE PAD
- WP – WOOD POST
- BF – BOARD FENCE
- CLF – CHAIN LINK FENCE
- WIF – WROUGHT IRON FENCE

N=NORTH/ S=SOUTH/ E=EAST/ W=WEST

PART 2 – WRITTEN REPORT

- 1- THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENT OR ANY RIGHT-OF-WAY.
- 2- ALL PINS ARE (LT) UNLESS NOTED (R).
- 3- ALL DIMENSIONS ARE MEASURED UNLESS QUALIFIED.
- 4- ALL FENCES ARE "ON LINE" UNLESS TIES TO THE PROPERTY LINE ARE SHOWN.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-64657



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 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 14th DAY OF DECEMBER, 2023.

DECEMBER 24th, 2023

Moir Tavallae

MOE TAVALLAE
ONTARIO LAND SURVEYOR

RICHMOND SURVEYING INC.
ONTARIO LAND SURVEYOR

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