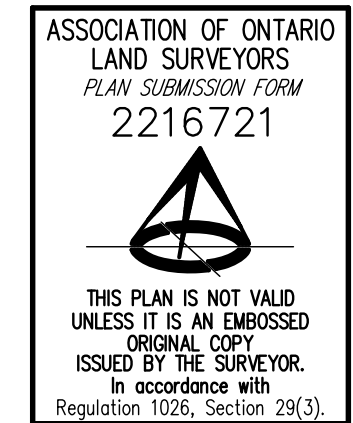


SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 22
REGISTERED PLAN 65M-2431
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200
MANDARIN SURVEYORS LIMITED, O.L.S. ©
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048



SPECIFIED CONTROL POINTS (SCP's)
U.T.M. ZONE 17, NAD83 (CSRS)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
A	4873918.084	620968.409
B	4873865.029	620912.677

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN
OF AURORA BENCHMARK No.475S HAVING AN ELEVATION OF 264.209 M.
DATUM: CGVD28:78. LOCATED AT AURORA POST OFFICE, FRONT OR WEST
STONE FOUNDATION WALL RECTANGULAR BENCHMARK PLATE ATTACHED TO
FIRST STONE OF WATER TABLE COURSE NORTH OF SOUTHERLY ENTRANCE.

PART 2 (SURVEY REPORT)

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE
SOUTHERLY AND EASTERLY LIMITS OF THE SUBJECT PROPERTY.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR DARBINYAN, KAREN AND THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 19th DAY OF APRIL, 2024

MARCH 17, 2025
DATE

Z. ZENG
ONTARIO LAND SURVEYOR



MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYORS.COM

2400 MIDLAND AVE., #121 FAX: (647)799-4068
SCARBOROUGH, ONTARIO, M1S 5C1 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: J.Z. DRAWN BY: S.N. CAD No: 24-105SRPR JOB No: 2024-105

LEGEND

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- P1 DENOTES PLAN OF SURVEY BY S. McKECHNIE
SURVEYING LTD., O.L.S. DATE FEBRUARY 06, 1987
- RP DENOTES REGISTERED PLAN 65M-2431
- RP2 DENOTES REGISTERED PLAN 65M-2258
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- W.O.F. DENOTES WOOD FENCE
- 1059 DENOTES W. M. FENTON LTD., O.L.S.
- D.S. DENOTES DOOR SILL ELEVATION AT ENTRY

- B.R.W. DENOTES BRICK RETAINING WALL
- T.O.B. DENOTES TOP OF BANK
- B.O.B. DENOTES BOTTOM OF BANK
- ⊕ DENOTES FIRE HYDRANT
- ⊙ DENOTES MANHOLE
- ⊙ DENOTES STREET LAMP
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES CATCH BASIN
- ⊙ DENOTES CONIFEROUS TREE
- ⊙ DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
A & B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS).