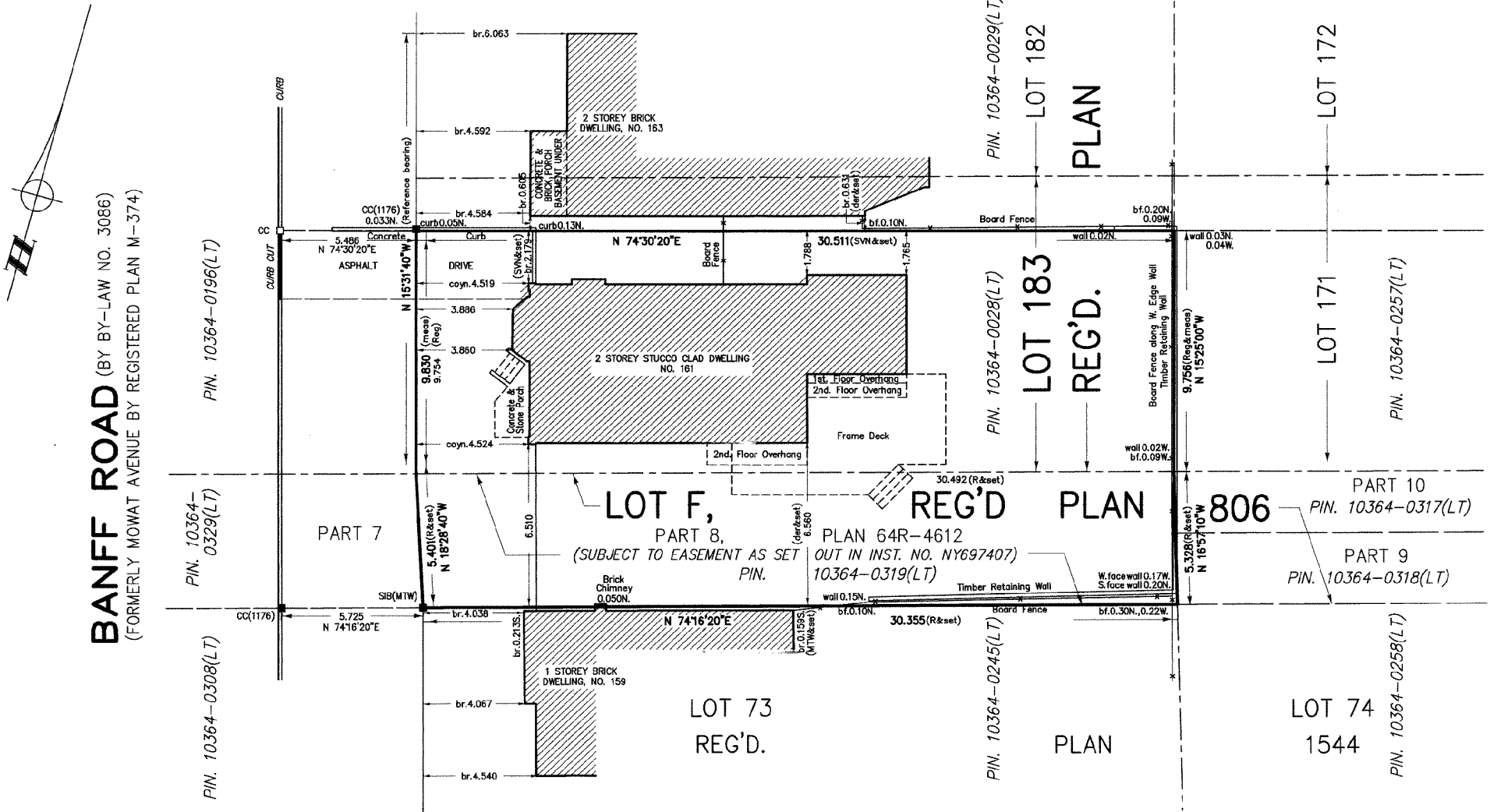


SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN OF
 PART OF LOT 183, REGISTERED PLAN M-374
 PART OF LOT F, REGISTERED PLAN 806
CITY OF TORONTO (FORMERLY THE CITY OF NORTH YORK)

Scale 1 : 150
 DONALD E ROBERTS O.L.S., © 2015

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



BANFF ROAD (BY BY-LAW NO. 3086)
 (FORMERLY MOWAT AVENUE BY REGISTERED PLAN M-374)

PLAN M-374

LOT 183 REG'D.

PLAN 806

PLAN

NOTE

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF BANFF ROAD, AS SHOWN ON REG. PLAN M-374, HAVING A BEARING OF N 15°31'40"W IN ACCORDANCE WITH PLAN 64R-4612.

□ DENOTES SURVEY MONUMENT SET	lwf DENOTES LINK WIRE FENCE
■ DENOTES SURVEY MONUMENT FOUND	bf DENOTES BOARD FENCE
SIB " STANDARD IRON BAR	br " BRICK
IB " IRON BAR	
CC " CUT CROSS	
Reg " PARCEL REGISTER	
1176 " DONALD E. ROBERTS O.L.S.	
R " PLAN 64R-4612	
SVN " SPEIGHT, VAN NOSTRAND O.L.S.	
MTW " METRO TORONTO WORKS DEPT.	

BUILDING TIES ARE TO STUCCO CORNERS EXCEPT AS NOTED.

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 15th. DAY OF JULY, 2015.

DATE Aug. 6, 2015

Donald E. Roberts
 DONALD E. ROBERTS
 ONTARIO LAND SURVEYOR

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PART 2:

- FENCE LOCATIONS ARE SHOWN ON THIS PLAN.
- SUBJECT TO AN EASEMENT AS SET OUT IN INST. NO. NY697407.
- NOTE CHIMNEY ENCROACHMENT ON SOUTH LIMIT.

THIS SURVEY WAS PREPARED FOR: BRIAN ABBEY

DONALD E. ROBERTS LTD., ONTARIO LAND SURVEYORS
 111 RAILSIDE ROAD, SUITE 304, TORONTO, ONTARIO, M3A 1B2, (416) 755-5320

DRAWN	J.H.	REF NO.
CHECKED	D.E.R.	99-5054-1
DATE	august 4, 2015	
SCALE	1 : 150	

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
1949812

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