



PLAN OF SURVEY  
SHOWING TOPOGRAPHICAL INFORMATION OF  
LOTS 6 TO 14 (INCLUSIVE), AND  
LOTS 16 TO 22 (INCLUSIVE)  
AND  
PART OF LOT 15  
AND  
PART OF SOHO STREET  
(KNOWN AS CHELSEA AVENUE)  
(CLOSED BY BY-LAW NO. 8302, INST. WH7880)  
REGISTERED PLAN 776  
CITY OF TORONTO  
SCALE 1"=200'  
0 5 10 15  
KRCMAR SURVEYS LTD. 2022  
METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**3. MTM COORDINATE COORDINATES**  
**NAD 83 (CRS83) (2011) CENTRAL MERIDIAN 79350° WEST (LONGITUDE)**  
 THE WGS 84 COORDINATES LISTED BELOW ARE TO USUAL ACCURACY AND COMPLY WITH SURVEYING MAP OF CANADA REGULATIONS. THESE COORDINATES ARE FOR INFORMATIONAL PURPOSES ONLY.

OBSERVED REFERENCE POINTS			
MONUMENT ID.	NORTHING	EASTING	
(A) OP(04)	4 835 340.156	308 591.607	
(B) OC(04)	4 835 563.407	308 543.033	

  

REFERENCE POINTS			
POINT	NORTHING	EASTING	
1	4 835 327.71	308 612.77	
2	4 835 362.12	308 601.99	
3	4 835 484.00	308 570.39	
4	4 835 496.27	308 609.20	
5	4 835 491.48	308 593.40	
6	4 835 347.80	308 625.65	

COORDINATE VALUES ARE FOR GEODESIC INFORMATION SYSTEM ONLY.  
 COORDINATES CAN BE USED FOR PLANNING PURPOSES ONLY.  
 RE-ESTABLISH CORNER LOCATIONS USING THE PLAN.

**ELEVATION**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. CT218, HAVING AN ELEVATION OF 114.759 METRES.

**NOTE**  
ELEVATIONS SHOWN THUS <sup>123.45</sup> DERIVED FROM PLAN SHOWING PARTIAL TOPOGRAPHY BY KRCMAR SURVEYORS LTD., O.L.S., DATED AUGUST 20, 2011, UPDATED SEPTEMBER 3, 2022 (DRAWING No. 11-019T01).

## EASEMENT

(C)	SUBJECT TO EASEMENT IN GROSS AS IN INST. AT4994084
(P)	SUBJECT TO EASEMENT AS IN INST. AT5373161
(S)	SUBJECT TO EASEMENT AS IN INST. AT5717695
(H)	SUBJECT TO EASEMENT AS IN INST. AT3576186

**LEGEND**

— DENOTES SURVEY MONUMENT FOUND  
— DENOTES SURVEY MONUMENT PLANTED  
— DENOTES STANDARD IRON BAR  
SSB — DENOTES SUPER STANDARD IRON BAR  
IB — DENOTES IRON BAR  
D — DENOTES DOWEL PIN  
CC — DENOTES CUT CROSS  
— DENOTES MEASURED  
(N) — DENOTES NORTH  
(W) — DENOTES WEST  
— DENOTES WITNESS  
— DENOTES TELL TOWNS BY CITY OF TORONTO SURVEYS  
(S) — DENOTES CHECK ENCROACHMENTS OF  
16, 2464 DUNDAS STREET WEST)  
(P) — DENOTES PLAN 646-15466  
(P2) — DENOTES PLAN 646-15466  
(P4) — DENOTES PLAN OF SURVEY BY GUIDO PAPA SURVEYING LTD., O.L.S.  
(P10) — DENOTES PLAN 66R-30390  
(P11) — DENOTES PLAN 11884 (PLAN L-110-104)  
(P12) — DENOTES SURVEYOR'S REAL PROPERTY REPORT  
(P13) — DENOTES PLAN 66R-31362  
(P14) — DENOTES PLAN 66R-31362  
(P15) — DENOTES PLAN 66R-31362  
(P16) — DENOTES PLAN 66R-31362  
(P17) — DENOTES PLAN OF SURVEY BY E.W. PETZOLD LIMITED, O.L.S.  
(P18) — DENOTES PLAN OF SURVEY BY E.W. PETZOLD LIMITED, O.L.S.  
(P19) — DENOTES PLAN OF SURVEY BY E.W. PETZOLD LIMITED, O.L.S.  
(P20) — DENOTES PLAN OF SURVEY BY JAMES, S.M., HWANG, O.L.S.  
— DENOTES REGISTERED PLAN 776  
(J) — DENOTES JOHN C. BEATSON, O.L.S.  
(JB) — DENOTES J.D. BARNES LIMITED, O.L.S.  
(JW) — DENOTES JOHN W. JAMES WANDEREN CHEN, O.L.S.  
(O) — DENOTES ORIGIN UNKNOWN  
(OBK) — DENOTES TIES TO BLOCK  
(OC) — DENOTES TIES TO CONCRETE  
(OD) — DENOTES TIES TO CONCRETE FOUNDATION  
(OT) — DENOTES TIES TO STUCCO  
(STU) — DENOTES CHAIN LINK FENCE  
(C) — DENOTES COLUMNS  
CONC — DENOTES CONCRETE  
CONC — DENOTES CONCRETE  
C — DENOTES CONCRETE WALL  
DSE — DENOTES DOOR SILL ELEVATION  
DSE — DENOTES DOOR SILL ELEVATION  
DSE — DENOTES HORIZONTAL PLANE  
DSE — DENOTES LIMITATION IN METRES  
NEU — DENOTES NO UPPER LIMITATIONS  
NEU — DENOTES NO LOWER LIMITATIONS  
NEU — DENOTES NO LOWER LIMITATIONS  
(T) — DENOTES TOP OF CURB  
(T) — DENOTES TOP OF CURB  
(T) — DENOTES TOP OF CURB  
— DENOTES GUARD RAIL  
— DENOTES EXISTING GRADE ELEVATION  
— DENOTES BORHOLO  
— DENOTES BELL MANHOLE  
— DENOTES BELL BOX  
— DENOTES BELL BOX  
— DENOTES BOLLARD  
— DENOTES DATCH BASIN  
— DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER  
— DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER  
— DENOTES DOWNS FLOW GUY ANCHOR  
— DENOTES FIRE HYDRANT  
— DENOTES GAS METER  
— DENOTES GAS VALVE  
— DENOTES HYDRO HAND WELL  
— DENOTES HYDRO MANHOLE  
— DENOTES HYDRO POLE WITH LAMP STANDARD  
— DENOTES HYDRO POLE WITH LAMP STANDARD AND TRAFFIC LIGHT  
— DENOTES LAMP STANDARD  
— DENOTES MANHOLE  
— DENOTES POST  
— DENOTES SIAESSE CONNECTION  
— DENOTES SIGN  
— DENOTES TELEPHONE BOOTH  
— DENOTES UTILITY BOX  
— DENOTES TRAFFIC LIGHT  
— DENOTES WATER VALVE

## SURVEY REPORT

1. THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
2. THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC. ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
3. COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED IN THIS REPORT.
4. SUBJECT LAND COMPRISES ALL OF PIN 21328-0519(L1).
5. SUBJECT TO EASEMENT OVER PART 2, EXPROPRIATION PLAN AT3761786 AS IN INST. AT3746186.

TOTAL SITE AREA = 1.0374 ha

### 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 THE 11th DAY OF MAY, 2022

DATE MAY 12, 2022

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
V-26173

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MUNICIPAL ADDRESS: 16 2400 DUNDAS STREET WEST, TORONTO

FIELD: O.L.D. DRAWN: C.L. CHECKED: S.N.R. JOB NO:

DWG NAME: 11-0197610 PLOT INFO: 09/31/12May2022 WORK ORDER NO:

1137 Centre Street, Thornhill ON L4J 3M6 905.738.0053 F.905.738.9221 [www.krcmar.com](http://www.krcmar.com)

PLAN AVAILABLE AT [www.ProtectYourBoundaries.ca](http://www.ProtectYourBoundaries.ca)

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