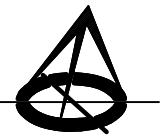


**SURVEYOR'S REAL PROPERTY REPORT**  
 PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
**LOT 14**  
**REGISTERED PLAN 3216**  
**CITY OF TORONTO**  
 (FORMERLY BOROUGH OF EAST YORK)  
**SCALE 1:150**

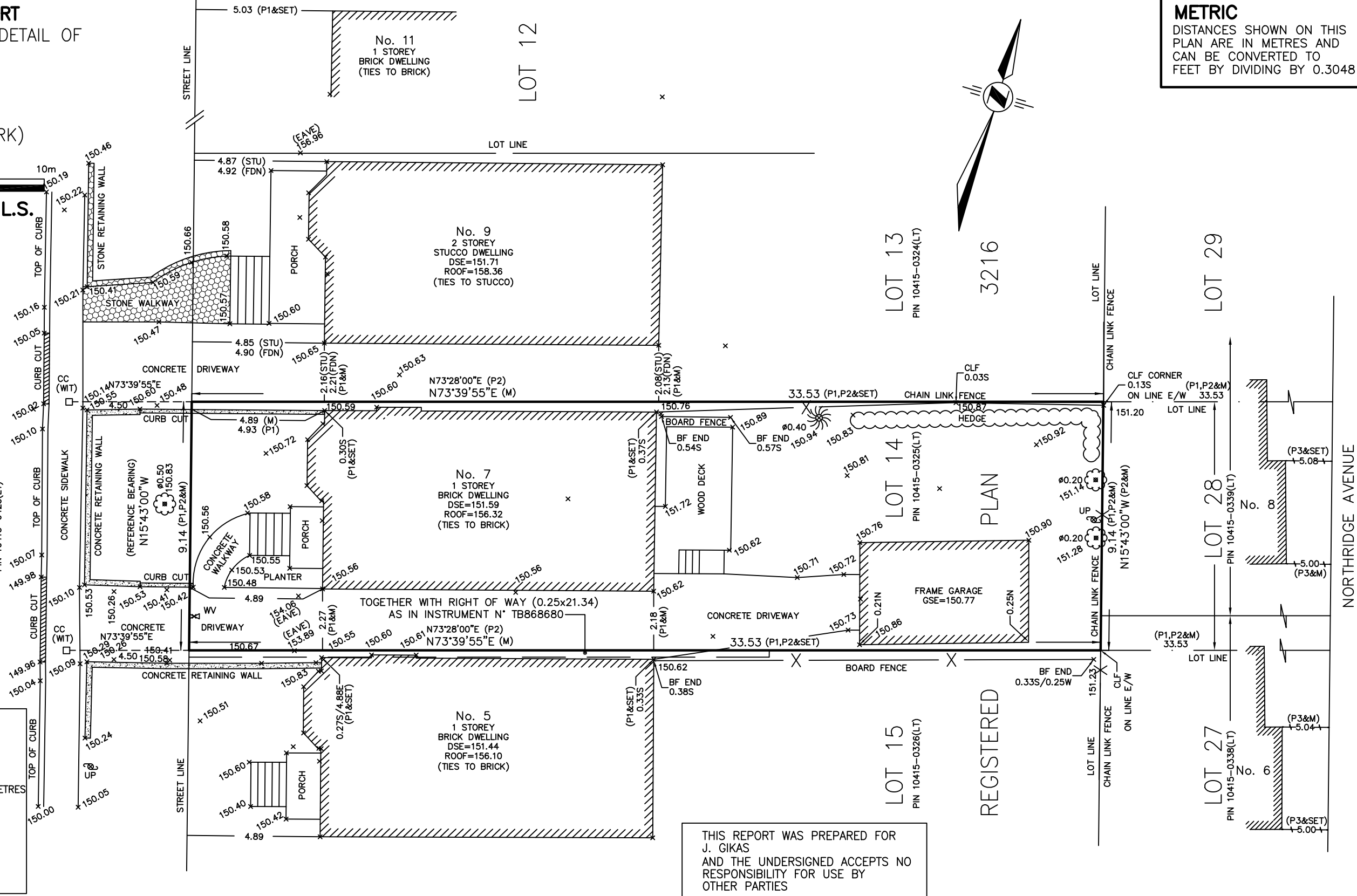
2.5m 0 2.5 5 7.5 10m  
**VLADIMIR DOSEN SURVEYING, O.L.S.**

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
**2032418**



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

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



**PART 2) SURVEY REPORT**  
 DESCRIPTION OF LAND:  
 LOT 14, REGISTERED PLAN 3216 / PIN 10415-0325(LT).  
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
 TOGETHER WITH RIGHT OF WAY OVER THE NORTHERLY 0.25 METRES  
 OF THE WESTERLY 21.34 METRES OF THE LANDS IMMEDIATELY  
 ADJACENT TO THE SOUTH AS IN INST. No. TB868680.  
 BOUNDARY FEATURES:  
 POSITION OF FENCES AS SHOWN ON PLAN.  
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
 BY-LAWS.

THIS REPORT WAS PREPARED FOR  
 J. GIKAS  
 AND THE UNDERSIGNED ACCEPTS NO  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES

**LEGEND**

□	DENOTES SURVEY MONUMENT PLANTED
■	DENOTES SURVEY MONUMENT FOUND
M	DENOTES MEASURED
∅	DENOTES DIAMETER
P1	DENOTES SKETCH BY C. REUBEN, O.L.S., DATED JULY 16, 1946
P2	DENOTES REGISTERED PLAN 3216
P3	DENOTES SKETCH BY BAIRD & MUCKLESTONE, O.L.S., DATED MAY 15, 1946
BF	DENOTES BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
DSE	DENOTES DOOR SILL ELEVATION
FDN	DENOTES TIES TO FOUNDATION
GSE	DENOTES GARAGE SILL ELEVATION
STU	DENOTES TIES TO STUCCO
UP	DENOTES UTILITY POST
WV	DENOTES WATER VALVE
☉	DENOTES DECIDUOUS TREE
☎	DENOTES CONIFEROUS TREE

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
 PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
 OF VLADIMIR DOSEN, O.L.S.

**BEARING NOTE:**  
 BEARINGS ARE ASTRONOMIC AND ARE DERIVED  
 FROM THE EASTERLY LIMIT OF DERWYN ROAD  
 AS SHOWN ON REGISTERED PLAN 3216  
 HAVING A BEARING OF N15°43'00"W.

**BENCHMARK NOTE:**  
 ELEVATIONS ARE LOCAL.

**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 4th DAY OF OCTOBER, 2017

OCTOBER 16, 2017  
 DATE

*V. Dosen*  
 VLADIMIR DOSEN, B.Sc.  
 ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING**  
**ONTARIO LAND SURVEYORS**  
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 TORONTO, ONTARIO M4S 1J2  
 PHONE:(416) 466-0440 EMAIL:vladdosen@rogers.com

FIELD: ROOZ	CAD FILE: 7 DERWYN ROAD
DRAWN BY: AT	FILE: 11-079
CHECKED BY: VD	JOB No: 17364