



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOT 279, BLOCK D
REGISTERED PLAN 574
CITY OF TORONTO

SCALE 1:150
 3m 1.5 0 3 6 9 12 METRES

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

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
BA	DENOTES PLAN BA-1039
D	DENOTES INSTRUMENT No. CA716193
CTS	DENOTES CITY OF TORONTO SURVEYOR'S NOTES DATED SEPTEMBER 25, 1975
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
D.S.	DENOTES DOOR SILL
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
B.F.	DENOTES BOARD FENCE
WRW	DENOTES WOOD RETAINING WALL
W.V.	DENOTES WATER VALVE
M.H.	DENOTES MAN HOLE
U.P.	DENOTES UTILITY POLE
🌲	DENOTES CONIFEROUS TREE
🌳	DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.
 BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF MANNING AVENUE AS SHOWN ON PLAN BA-1039 HAVING A BEARING OF N16° 36' 05"W

BENCHMARK NOTE
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF TORONTO BENCHMARK No. CT604, HAVING AN ELEVATION OF 110.754M DATUM: CGVD 28; PRE 78. LOCATED AT NE CORNER OF ULSTER STREET AND MANNING AVENUE, ON BRICK CHURCH, 8.14M WEST FROM SE CORNER, 0.79M ABOVE GRADE

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

- PART 2 (SURVEY REPORT)**
- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE
 - ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AND FEATURES CLOSE TO LIMITS OF THE SUBJECT PROPERTY.
 - THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

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 30th DAY OF MARCH, 2022

APRIL 05, 2022
 DATE

Z. ZENG
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2190658

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

MANDARIN SURVEYORS LIMITED
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SURVEY BY: K.R. CAD No: 22-145SRPR JOB No: 2022-145