PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
PART OF LOT 24
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1: 400

10 0 10 20 30 40m

KRCMAR SURVEYORS LTD. 2022

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES

NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)

THE UTM COORDINATES LISTED BELOW ARE TO URBAN ACCURACY AND COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) SSIB(1370)	4 858 200.38	619 326.26
(B) IB(830)	4 858 321.51	619 305.56

REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 858 198.80	619 321.28
2	4 858 289.89	619 305.71
3	4 858 386.39	619 508.67
4	4 858 271.60	619 561.64

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING

BEARINGS SHOWN HEREON ARE GRID DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999750.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF VAUGHAN BENCH MARK No. 105090140 HAVING AN ELEVATION OF 240.744 METRES.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
CC	DENOTES CUT CROSS
(M)	DENOTES MEASURED
(S)	DENOTES SET
(OU)	DENOTES ORIGIN UNKNOWN
(WIT)	DENOTES WITNESS
(P)	DENOTES PLAN 64R-3035
(P1)	DENOTES PLAN 64R-4375
(P2)	DENOTES PLAN 65R-6995
(P3)	DENOTES PLAN 65R-23662
(P4)	DENOTES PLAN 65R-29208
(P5)	DENOTES SURVEYOR'S REAL PROPERTY REPORT LSG GROUP, O.L.S. DATED NOVEMBER 25, 2019
(P6)	DENOTES PLAN OF SURVEY BY C.E. DOTTERILL LTD., O.L.S. DATED MARCH 31, 1998.
(P7)	DENOTES EXPROPRIATION PLAN 8291
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.
(LSG)	DENOTES LAND SURVEY GROUP, O.L.S.
(830)	DENOTES E.W. PETZOLD, O.L.S.
(CED)	DENOTES C.E. DOTTERILL, O.L.S.
(Tc)	DENOTES TOP OF CURB
(Bc)	DENOTES BOTTOM OF CURB
(Tw)	DENOTES TOP OF WALL
252.45	DENOTES EXISTING GRADE ELEVATION
A/C	DENOTES AIR CONDITIONER
BPED	DENOTES BELL PEDESTAL
BOL	DENOTES BOLLARD
CB	DENOTES CATCH BASIN
0.1ø	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES DOWN GUY ANCHOR
FH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
HW	DENOTES HYDRO HAND WELL
HP	DENOTES HYDRO POLE
LP	DENOTES LAMP POST (PRIVATE)
LS	DENOTES LAMP STANDARD
MH	DENOTES MANHOLE
SIAMESE	DENOTES SIAMESE CONNECTION
SN	DENOTES SIGN
TL	DENOTES TRAFFIC LIGHT
TL/HP	DENOTES TRAFFIC LIGHT WITH HYDRO POLE
TP	DENOTES TRAFFIC POLE
V&C	DENOTES VALVE AND CHAMBER
WP	DENOTES WOOD POLE
WV	DENOTES WATER VALVE
x	DENOTES FENCE
O/H	DENOTES HYDRO SERVICE (OVERHEAD)
BF	DENOTES BOARD FENCE
BR	DENOTES BRICK
CBL	DENOTES TIE TO CONCRETE BLOCK
CLF	DENOTES CHAIN LINK FENCE
CONC	DENOTES CONCRETE
CPAD	DENOTES CONCRETE PAD
CRW	DENOTES CONCRETE RETAINING WALL
CSW	DENOTES CONCRETE SIDEWALK
EOA	DENOTES EDGE OF ASPHALT
EOC	DENOTES EDGE OF CONCRETE
EOG	DENOTES EDGE OF GRAVEL
MF	DENOTES METAL FENCE
STU	DENOTES STUCCO
MTL	DENOTES METAL

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 BY THIS REPORT.
4. LANDS COMPRISES ALL OF PIN 03343-1860(LT) AND PIN 03343-0323(LT).
5. PIN 03343-1860(LT) AND PIN 03343-0323(LT) ARE IN LAND TITLES CONVERSION QUALIFIED.

TOTAL SITE AREA = 26950.1m²

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 14th DAY OF JUNE, 2022

DATE AUGUST 17 , 2022

STUART M. MOORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-26217

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UPDATE:

TOPOGRAPHY ALONG THE WEST LIMIT OF KEELE STREET ON AUGUST 9, 2022.

LOOSE STONE WALL ALONG THE NORTH LIMIT OF PART 2, PLAN 65R-4353 WAS ADDED ON DECEMBER 12, 2022.

INTEGRATED TO UTM NAD83 CSRS (2010) ON APRIL 24, 2023

ADDITIONAL TOPOGRAPHIC INFORMATION ON THE EAST OF PART 2, 65R-29208 ADDED ON AUGUST 01, 2023.

MUNICIPAL ADDRESS:	No. 10525 AND 10533 KEELE STREET, VAUGHAN						
FIELD:	R.L.	DRAWN:	S.D.	CHECKED:	S.M.M.	JOB NO:	06-075
DWG NAME:	06-075BT01	PLOT INFO:	09:01 14/Dec/2022	WORK ORDER NO:	36504		

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PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

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