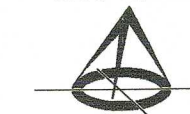


MACPHERSON AVENUE (NAMING BYLAW 1319)  
(CHESTNUT AVENUE BY REGISTERED PLAN 309-Y)  
PIN 21193 -- 0488

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2094252



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

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**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1: PLAN OF SURVEY OF**  
**PART OF LOTS 46 & 47,**  
**REGISTERED PLAN 22E**  
**CITY OF TORONTO**

SCALE 1 : 200 METRES



**PART 2: REPORT**

**DESCRIPTION:**

PIN 21194-0142 PART OF LOTS 46 & 47, REGISTERED  
PLAN 22E, CITY OF TORONTO, AS IN INST. CA5510654

**MUNICIPAL ZONING:**

THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.

**REGISTERED EASEMENTS:**

THERE ARE NO REGISTERED EASEMENTS.

**ADDITIONAL COMMENTS:**

- 1) NOTE THE FENCE TYPES AND LOCATIONS.
- 2) THE EAVES ATTACHED TO HOUSE #69 EXTEND ACROSS THE  
EAST PROPERTY LIMIT.
- 3) THE EAVES ATTACHED TO THE METAL CLAD GARAGE  
EXTEND ACROSS THE WEST PROPERTY LIMIT.

CURRENT OWNER: AVRIL WENDT

PREPARED FOR: **NICOLA TORY**

**BEARING NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM  
ZONE 17, NAD83(CSR5)(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE  
APPLIED:

- P1 - 01°10'50" COUNTER-CLOCKWISE  
P2 - 01°02'10" COUNTER-CLOCKWISE

**DISTANCE NOTES - METRIC**

DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999793.

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL  
TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)  
NAD83(CSR5)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4837417.79	629530.42
B	4837419.78	629660.41

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



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PARTY CHIEF: CS	DRAWN BY: MSJ	CHECKED BY: AR	PLOT DATE: JULY 23/19
FILE NAME: 1-0612-SRPRv3	copies available at LandSurveyRecords.com		

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- Ø DENOTES ROUND
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES SURVEY BY C.E. DOTTERILL LTD., OLS,  
DATED FEBRUARY 7, 1979
- P2 DENOTES PLAN 63R-2536
- D1 DENOTES INSTRUMENT CA510654
- D2 DENOTES INSTRUMENT CA592266
- OU DENOTES ORIGIN UNKNOWN
- 785 DENOTES B.J. HAYNES, OLS
- 1222 DENOTES C.E. DOTTERILL LTD., OLS

BUILDING TIES ARE TO THE SIDING MATERIAL.

**REVISION NOTE**

THIS PLAN WAS REVISED ON JULY 29, 2019 TO ILLUSTRATE  
THE OVERHANGS ON 69 AND 73 MACPHERSON AVENUE.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN  
ACCORDANCE WITH THE SURVEYS ACT AND THE  
SURVEYORS ACT AND THE REGULATIONS MADE UNDER  
THEM.
2. THE SURVEY WAS COMPLETED ON JULY 16, 2019.

JULY 23, 2019

DATE

IVAN B. WALLACE, O.L.S.

REGISTERED

22E

LOT 46

LOT 47

LANE

LOT 17

LOT 16