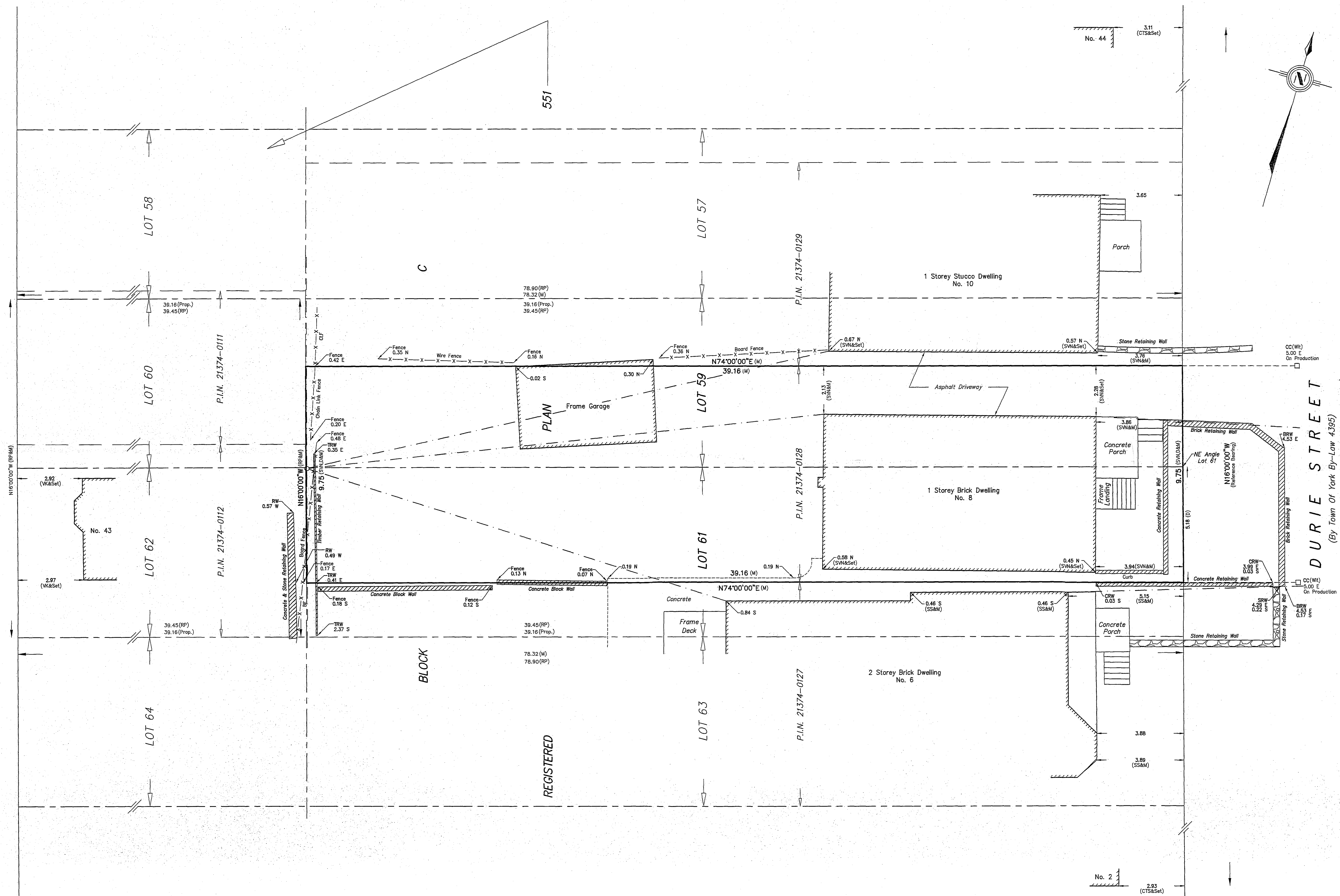


LAVINIA AVENUE



SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
 Part of LOTS 59 AND 61
 IN BLOCK C
 REGISTERED PLAN 551
 CITY OF TORONTO
 SCALE 1 : 100
 AVANTI SURVEYING INC.
 © COPYRIGHT 2012

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

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
 WEST LIMIT OF DURIE STREET, HAVING A BEARING OF
 N16°00'00\"/>

LEGEND

□	DENOTES	SURVEY MONUMENT SET
RP	---	REGISTERED PLAN 551
N,S,E,W	---	NORTH,SOUTH,EAST,WEST
M	---	MEASURED
CC	---	CUT CROSS
WT	---	WITNESS
PROP	---	PROPORTION
P.I.N.	---	PROPERTY IDENTIFIER NUMBER
○	---	OVERHEAD WIRES & UTILITY POLE
VK	---	V. KRCMAR LTD., O.L.S.
SWN	---	SPEIGHT & VAN NOSTRAND, O.L.S.
SS	---	SKANDARAJAH SURVEYING LTD, O.L.S.
CTS	---	CITY OF TORONTO SURVEYS
D	---	INSTRUMENT No. CT469501
RW	---	RETAINING WALL
TRW	---	TIMBER RETAINING WALL
BRW	---	BRICK RETAINING WALL
CRW	---	CONCRETE RETAINING WALL
SRW	---	STONE RETAINING WALL
CLF	---	CHAIN LINK FENCE
BF	---	BOARD FENCE

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 1854411

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 IN ACCORDANCE WITH
 REGULATION 1026, SECTION 29(3).

REVISION NOTE
 THIS PLAN WAS REVISED ON JULY 11, 2014.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND
 TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF
 OCTOBER, 2012.

OCTOBER 3, 2012
 DATE

CHRIS BERESNEWICZ
 ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR MR. FRED DYER

PART 2 - SURVEY REPORT
 1) PLEASE NOTE LOCATION OF FENCES & OVERHEAD WIRES
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
 3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
 BY-LAWS

Avanti
 SURVEYING INC.
 310 North Queen St., Unit 102, Toronto ON M9C-5K4
 Tel: (416) 231-1174 - Fax: (416) 621-3360
 E-MAIL : avanti2@bellnet.ca