PLAN OF SURVEY OF

PART OF LOTS 17, 18 & 19
REGISTERED PLAN 230
PART OF LOT 6 & 19
REGISTERED PLAN 350
CITY OF PICKERING

REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 200

0 1 2 3 4 5 10 20m

AKSAN PILLER CORPORATION LTD.

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE, ON MONUMENTS A & B, SHOWN HEREON, HAVING A BEARING OF N58°37'30"E, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° OO WEST LONGITUDE) NAD83 (CSRS) (2010).

NOTES:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996.

POINT ID	NORTHING	EASTING
A ORP	4852459.26	650557.49
B ORP	4852528.98	650671.83
1	4852520.34	650670.13
2	4852480.88	650683.26
3	4852472.24	650657.27
4	4852438.78	650668.43
5	4852412.64	650641.78
6	4852428.99	650636.32
7	4852407.30	650611.85
8	4852389.24	650617.91
9	4852362.49	650590.66
10	4852455.17	650560.16
11	4852472.48	650589.97
12	4852488.06	650616.66
13	4852505.33	650646.23

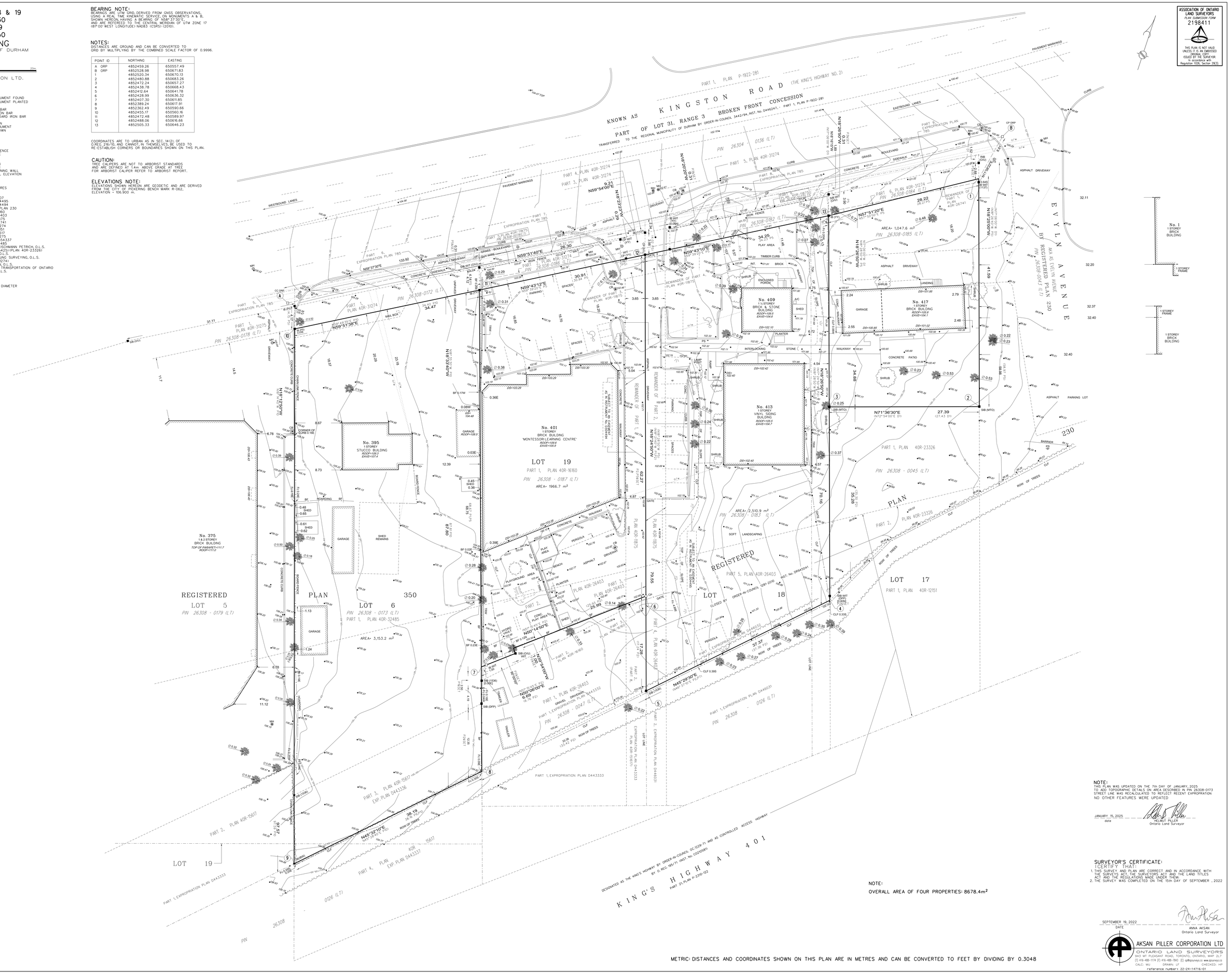
COORDINATES ARE TO URBAN AS IN SEC. 14(2). OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

CAUTION:
TREE CALIPERS ARE NOT TO ARBORIST STANDARDS AND ARE DEFINED AT 1.4m ABOVE GRADE AT TREE. FOR ARBORIST CALIPER REFER TO ARBORIST REPORT.

ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM THE CITY OF PICKERING BENCH MARK R-062, ELEVATION = 106.900 m.

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
RIB	DENOTES	ROUND IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CC	DENOTES	CUT CROSS
CP	DENOTES	CONCRETE PIN
WIT	DENOTES	WITNESS MONUMENT
O/U	DENOTES	ORIGIN UNKNOWN
N	DENOTES	NORTH
S	DENOTES	SOUTH
E	DENOTES	EAST
W	DENOTES	WEST
F.C.	DENOTES	FOUND
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
IF	DENOTES	IRON FENCE
CB	DENOTES	CATCHBASIN
PS	DENOTES	PARKING SIGN
TS	DENOTES	TRAFFIC SIGN
TRW	DENOTES	TIMBER RETAINING WALL
T/W	DENOTES	TOP OF WALL ELEVATION
MH	DENOTES	MANHOLE
DS	DENOTES	DOOR SILL
GS	DENOTES	GARAGE SILL
O/W	DENOTES	OVERHEAD WIRES
WK	DENOTES	WATER KEY
WS	DENOTES	WATER SOLE
D1	DENOTES	INST. No. D5007
D2	DENOTES	INST. No. D304495
D3	DENOTES	INST. No. D304494
PLAN	DENOTES	REGISTERED PLAN 230
P1	DENOTES	PLAN 40R-16160
P2	DENOTES	PLAN 40R-26403
P3	DENOTES	PLAN 40R-11875
P4	DENOTES	PLAN 40R-26741
P5	DENOTES	PLAN 40R-31274
P6	DENOTES	PLAN 40R-12151
P7	DENOTES	PLAN 40R-15617
P8	DENOTES	PLAN 40R-31275
P9	DENOTES	PLAN EXP. D554337
P10	DENOTES	PLAN 40R-32485
DFP	DENOTES	DONEVAN FLESCHMANN PETRICH, O.L.S. (PLAN 40R-15425)-(PLAN 40R-23326)
JDB	DENOTES	J.D. BARNES, O.L.S.
YY	DENOTES	YOUNG & YOUNG SURVEYING, O.L.S. (PLAN 40R-31274)
1137	DENOTES	R.G. McKIBBON, O.L.S.
MTO	DENOTES	MINISTRY OF TRANSPORTATION OF ONTARIO
1536	DENOTES	F. PETRICH, O.L.S.
● 0.50	DENOTES	TREE TRUNK DIAMETER



NOTE:
THIS PLAN WAS UPDATED ON THE 7th DAY OF JANUARY, 2025
TO ADD TOPOGRAPHIC DETAILS ON AREA DESCRIBED IN PIN: 26308-0173
STREET LINE WAS RECALCULATED TO REFLECT RECENT EXPROPRIATION
NO OTHER FEATURES WERE UPDATED

JANUARY 15, 2025 — date
HELMUT PILLER
Ontario Land Surveyor

NOTE:
OVERALL AREA OF FOUR PROPERTIES: 8678.4m²

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF SEPTEMBER , 2022

SEPTEMBER 19, 2022 — DATE
ANNA AKSAN
Ontario Land Surveyor

AKSAN PILLER CORPORATION LTD
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CALC: MU DRAWN: LF CHECKED: HP
reference number: 22-24-14716-01

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2198411
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 AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048