



**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
PART OF LOTS 40 AND 41
REGISTERED PLAN N° 528 Y
CITY OF TORONTO
SCALE 1 : 150
2006**



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PART 2
THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED JUNE 12, 2006.

NOTES

Bearings shown hereon are astronomic and are referred to the Westerly limit of Lot 40 in accordance with Deposited Plan N° 66R-21780, having a bearing of N14°40'00"W.

Survey Monuments Found shown thus 
Survey Monuments Planted shown thus 

- S.S.I.B. - denotes Short Standard Iron Bars
 - S.I.B. - denotes Standard Iron Bars
 - I.B. - denotes Iron Bars
 - I.P. - denotes Iron Pipes
 - O/U - denotes Origin Unknown
 - 11.37 - denotes R.G.McKibbon, O.L.S.
 - meas - denotes Measured
 - N,S,E,W - denotes North, South, East, West
 - br - denotes Brick
 - bf - denotes Board Fence
 - clf - denotes Chain Link Fence
 - fr - denotes Frame
 - P1 - denotes Registered Plan N° 528 Y
 - P2 - denotes Registered Plan N° 528 Y
 - GS - denotes Garage Sill
 - R/W - denotes Retaining Wall
 -  - denotes Deciduous Tree
 -  - denotes Coniferous Tree
 - DS - denotes Door Sill
 - st - denotes Stone
 - conc - denotes Concrete
 - slu - denotes stucco
 - P2 - denotes Deposited Plan N° 63R-4506
 - P3 - denotes Deposited Plan N° 63R-1201
 - P4 - denotes Deposited Plan N° 66R-21780
 - (SVN) - denotes Speight and Van Nostrand Limited, O.L.S.
 - (CTS) - denotes City of Toronto Surveys
 - (CED) - denotes C.E.Dotterill, O.L.S. (1222) & a Plan of Survey dated June 4, 2001.
 - (Deed) - denotes Instrument N° CA 754628
- All Curb elevations are taken to the top of curbs unless otherwise shown.


SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- 1) This survey and plan are correct and in accordance with the Surveys Act, the Land Titles Act and the Surveyors Act and the regulations made under them.
- 2) The survey was completed on the 4th day of June 2006

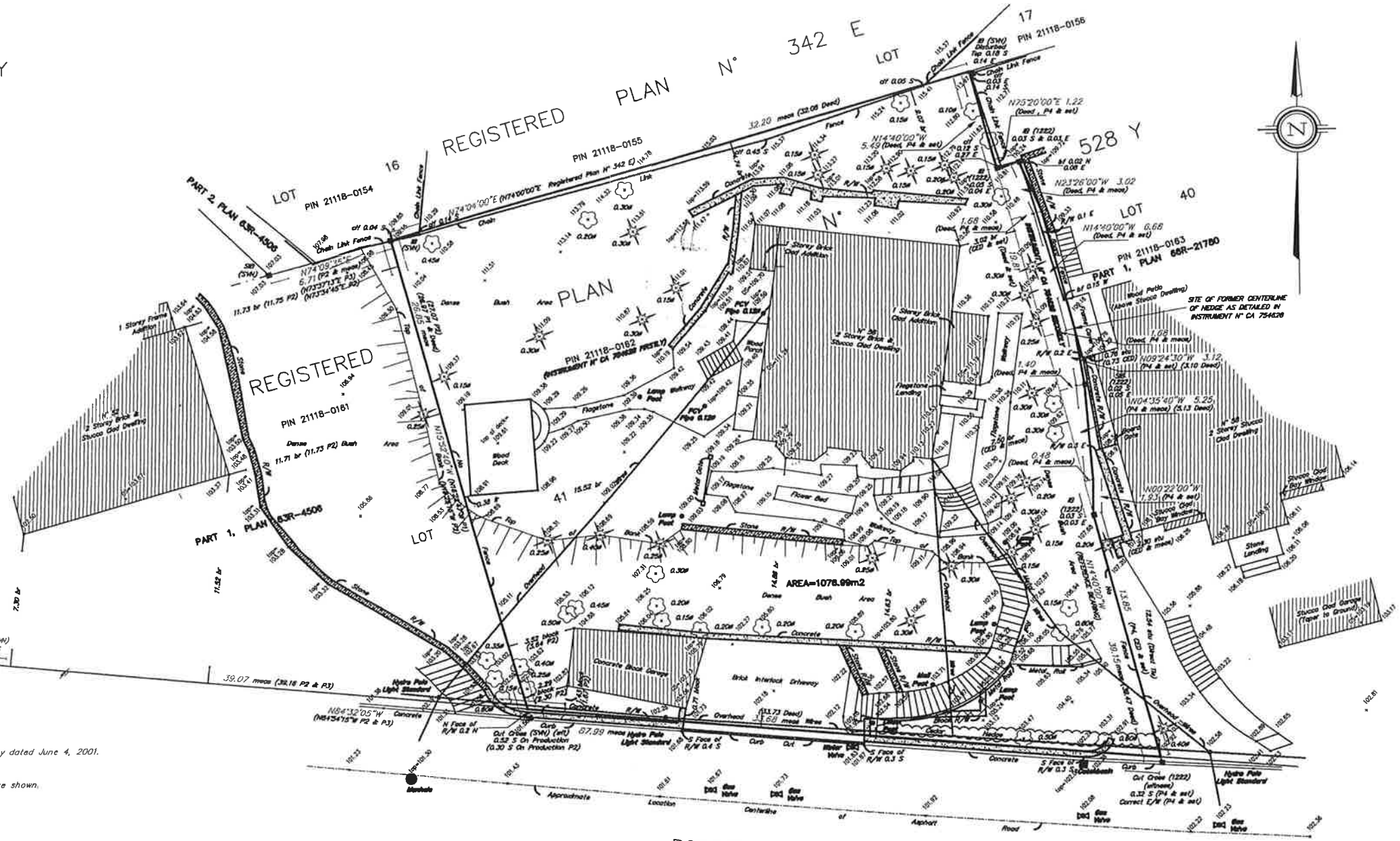
June 12, 2006
Date Robb McKibbon
Ontario Land Surveyor

R. G. McKIBBON LIMITED
ONTARIO LAND SURVEYORS
176 BULLOCK DRIVE, UNIT 10
MARKHAM, ONTARIO L3P 1W2
PHONE (905) 294-3754
FAX (905) 294-9400
EMAIL r.g.mckibbon@rogers.com

ELEVATION DATUM
Elevations are geodetic and are referred to the City of Toronto elevation datum.
BENCH MARK : N° CT - 854 ELEVATION=119.447m
SW Corner Roxborough Drive and Highland Avenue. BM on 2 1/2 Storey Brick House 0.17m S from NE Corner 0.4m above grade.
Point at which elevations taken shown thus 

THIS REPORT WAS PREPARED FOR
CHANDLER GRAHAM ARCHITECTS
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER
PARTIES

CONVERSION NOTE :
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



ROXBOROUGH DRIVE
(FORMERLY BIN-SCARTH ROAD BY REGISTERED PLAN N° 528 Y)
PIN 21118-0177

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1609414

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 28(3)
FILE N° : C - 06 - 11

Revisions			
No.	Issued	Date	
1	CLIENT REVIEW	11/08/04	8
2	CLIENT REVIEW	11/20/04	9
3	PPR	11/22/04	10
4	TRCA REVIEW	12/14/04	11
5	CLIENT REVIEW	12/20/04	12
6			13
7			14

This drawing is protected by copyright. Contractors must check all dimensions on site. Only figured dimensions are to be used. Discrepancies must be reported immediately to the architect before proceeding. All dimensions are shown in mm.

I, John Chandler, have reviewed and taken responsibility for this design work on behalf of Chandler Graham Architects and Designers Inc., and have the qualifications and meet the requirements set out in the Ontario Building Code to be a designer.

Firm BCIN: 4102 Individual BCIN: 3156
Signature: _____

CHANDLER GRAHAM
Architects + Designers Inc.

197 Spadina Avenue, Suite 300
Toronto, ON M5T 2C8
phone (416) 351-3330 fax (416) 351-3303

Project
Tangredi Residence
56 Roxborough Drive
Toronto, ON

Drawing Title
SITE SURVEY

scale
NTS
date
AUG 30, 2006
project
06012
drawn by
AUTHOR

drawing
A002