TOWN OF AURORA BEARING, DISTANCE AND CO-ORDINATE NOTES **PLANNING & DEVELOPMENT SERVICES BUILDING DIVISION** BEARINGS AND CO-ORDINATES ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS No. 00819900574 AND No. 00819900575 AND ARE REFERRED TO THE 6° UNIVERSAL WELLINGTON STREET EAST - REGION ROAD No. 15 PERMIT NO.: PR20230889 DATE: Jul. 19, 2023 TRANSVERSE MERCATOR GRID PROJECTION, ZONE 17, CENTRAL MERIDIAN 81'00' WEST (NAMED BY BY-LAW No. R-670-80-128, INST. R261406) LONGITUDE, NAD83 (ORIGINAL). APPROVED BY: Bill Jean ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 3 DESIGNATED AS CONTROLLED-ACCESS HIGHWAY
BY ORDER-IN-COUNCIL OC-2256/87 CO-ORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O. REG. 216/10. PRELIMINARY ZONING REVIEW PIN 03642-0090 (MTO PLAN P-5024-111) DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99975683. PART 2, PLAN 455280 AREA SHOWN HEREON IS CALCULATED FROM GROUND DISTANCES. (MTO PLAN P-5024-111) DESIGNATED AS CONTROLLED-ACCESS HIGHWAY BY ORDER-IN-COUNCIL OC-2256/87 -PIN 03681-0084 PIN 03642-0090 PART 7, EXPROPRIATION PLAN 619446 (RMYP L-200-30) DEDICATED AS PUBLIC HIGHWAY BY BY-LAW No. RD-410-91-131, INST. R631783 - DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY BY ORDER IN COUNCIL OC 1450/92, PLAN R608918 N71°28'05"E 155.423 N7515'55"E FOUND SIB (L&P) 39.104
REPLACED WITH SIB 135,532 PART 4 CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH 96.428 PLAN 65R-38898 CORNERS OR BOUNDARIES SHOWN ON THIS PLAN. DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. PART 1 AREA=11534 SQUARE METRES PART 5 PART 11, PLAN 65R-39324 PLAN 65R-39324 PIN 03642-5928 03642-6025 CONCESSION LANDS TO BE LOT RETAINED SUBJECT TO EASEMENT AS IN INST. YR3249985 PART 5, PLAN 65R-39645 PART 2 SUBJECT TO EASEMENT AS IN INST. YR3354899 Part 2 PLAN 65R-39324 PIN 03642-6023 PART 6, PLAN 65R-39324 PART 4, PLAN 65R-39645 PART 10, PLAN 65R-39324 PIN 03642-6025 4.68 Acre SUBJECT TO EASEMENT AS IN INST. YR3282186 SUBJECT TO EASEMENT AS IN INST. YR3354912 SUBJECT TO EASEMENTS AS IN INST. YR3282188 & YR3249936 PART 6, PLAN 65R-39324 Parcel LANDS TO BE AS IN INST. YR3282186 Retained PIN 03642-6026 PLAN 65R-40023 **SEVERED** PART PLAN SUBJECT AS IN IN 65R-39324 PART 3 PART 9 PLAN 65R-40023 PLAN 65R-39324 PIN 03642-6022 Part 1 PART 7 PLAN 65R-39324 / 1.5 Acre Parcel PART 1, PLAN 65R-40023 SUBJECT TO EASEMENT AS IN INST. YR3354912 PART 3, PLAN 65R-39324 PIN 03642-6023 8-BLOCK 21 PLAN 65R-39645 PART 2, PLAN 65R-39645 SUBJECT TO EASEMENT SUBJECT TO EASEMENT AS IN INST. YR3354912 (0.30 RESERVE) SUBJECT TO EASEMENT AS IN INST. YR1133871 (REGISTERED AS IN INST. YR3354912 YORK REGION PLAN 65M-3974) STANDARD LOT 7 LOT 9 LOT 8 LOT 4

REGISTERED

PLAN

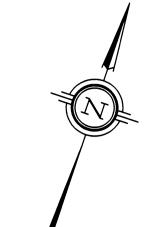
65M - 3974

CONDOMUNIUM

PLAN 1240

65M - 3974

POINT ID	EASTING	NORTHING	
SCP 00819900574	627918.857	4873633.812	
SCP 00819900575	627837.597	4874209.552	
382	627315.679	4874474.681	
383	627350 683	4874370.675	



l require this plan to be deposited under the Land Titles Act.

MAY 04, 2023

THOMAS R. REED ONTARIO LAND SURVEYOR

____<u>DaDa____</u> Representative for the Land Registrar for

the Land Titles Division of YORK REGION (No. 65)

PLAN 65R-4039

RECEIVED AND DEPOSITED

Date May 19,2023

SCHEDULE					
PART OF LOT	CONCESSION	PART OF PIN	AREA (m²)		
20	3	03642-6025	11534		

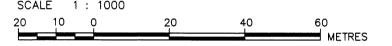
PLAN OF SURVEY OF

PART OF LOT 20, CONCESSION 3

(GEOGRAPHIC TOWNSHIP OF WHITCHURCH)

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK



PART

HOLDING JONES VANDERVEEN INC. ONTARIO LAND SURVEYORS

SIB SSIB IB WIT 1110 MTO RMYP RPE SCP	DENOTES	SURVEY MONUMENT FOUND SURVEY MONUMENT SET STANDARD IRON BAR SHORT STANDARD IRON BAR IRON BAR WITNESS R. D. TOMLINSON LIMITED, O.L.S. MINISTRY OF TRANSPORTATION OF ONTARIO THE REGIONAL MUNICIPALITY OF YORK PLAN RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. SPECIFIED CONTROL POINT
---------------------------------------	---	---

ALL SURVEY MONUMENTS FOUND ARE MARKED (HJV) UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

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 MAY 03, 2023.

MAY 04, 2023 DATE

THOMAS R REED ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-48533.



HOLDING JONES VANDERVEEN INC ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002 VAUGHAN, ON L4K 3S3 **PHONE:** 905-660-4000, **EMAIL:** hjv@hjv-ols.ca

SCALE: 1:1000 DRAWN BY: J.Y. CHKD. BY: T.R. JOB NO: 12-2210 - REF 5