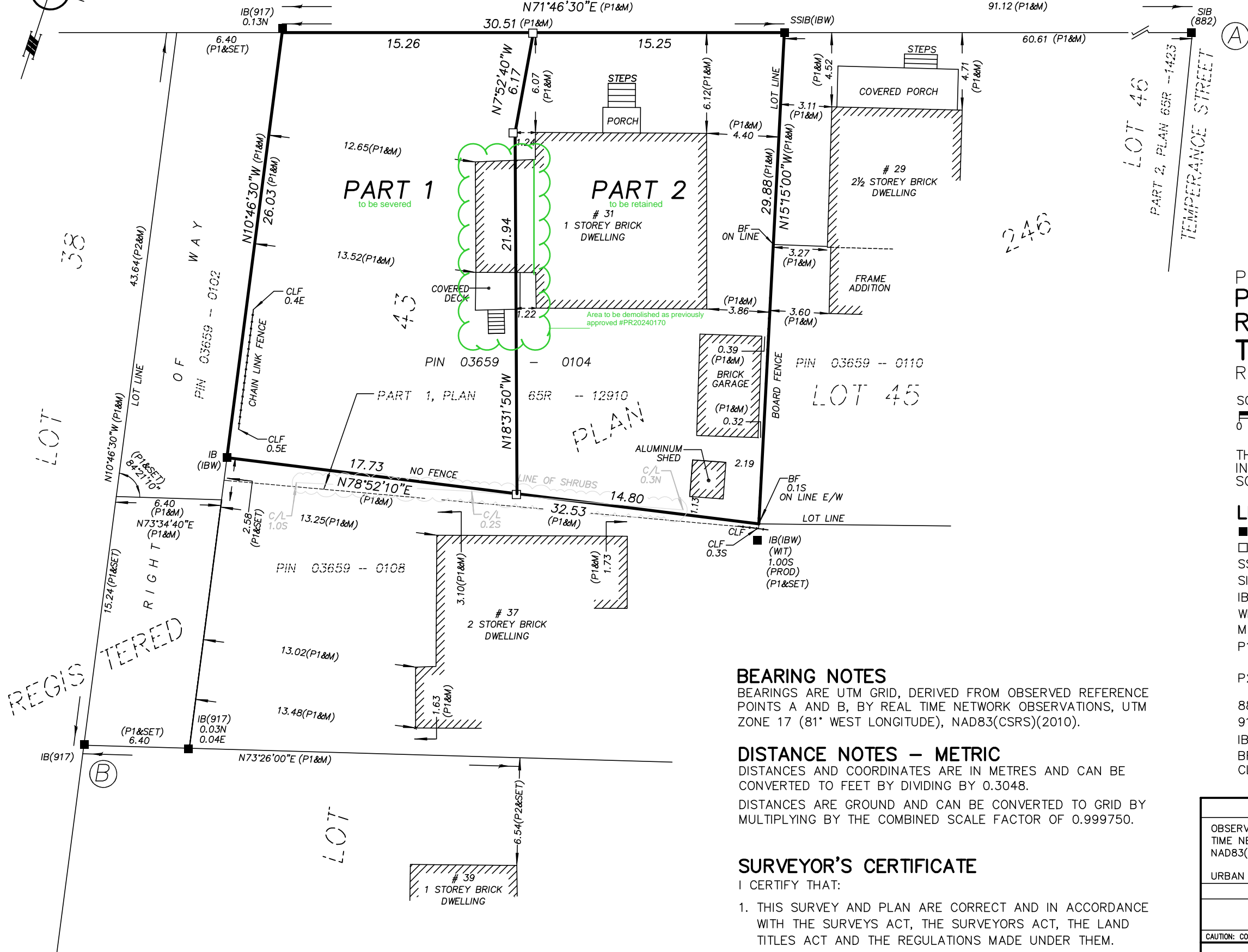


SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA sq.m.
1	PART OF 43	246	ALL OF 03659-0104	432.7
2				446.7

(KNOWN AS) KENNEDY STREET WEST
(KENNEDY STREET BY REGISTERED PLAN 39)

PIN 03653--0002



PLAN OF SURVEY OF
PART OF LOT 43,
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250 METRES
0 1 2 3 4 5 10 20

THE INTENDED PLOT SIZE OF THIS PLAN IS 432MM
IN WIDTH BY 355MM IN HEIGHT WHEN PLOTTED AT A
SCALE OF 1:250

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES PLAN BY IBW SURVEYORS, O.L.S.
DATED MARCH 26, 2024
- P2 DENOTES PLAN BY R. A. GARDEN LTD., O.L.S.
DATED APRIL 21, 1992
- 882 DENOTES J. C. MOORE, O.L.S.
- 917 DENOTES R. A. GARDEN, O.L.S.
- IBW DENOTES IBW SURVEYORS, O.L.S.
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE

BEARING NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM
ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010).

DISTANCE NOTES – METRIC

DISTANCES AND COORDINATES 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 0.999750.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON MARCH 27, 2024

APRIL 2, 2024

DATE

E.R. GARDEN, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-75219

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(CSRS)(2010).

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

POINT ID	NORTHING	EASTING
A	4872316.98	622863.29
B	4872243.63	622778.87

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



IBWSURVEYORS.COM | 1.800.667.0696

copies available at ProtectYourBoundaries.ca

PARTY CHIEF: * DRAWN: DV CHECKED: TG PLOT DATE: APRIL 2, 2024
FILE: A-046164-RPLAN-V2

A-046164

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20240405 DATE: May 14, 2024
APPROVED BY: Ashley Vanderwal
PRELIMINARY ZONING REVIEW