

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

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE : MAY 21 2025

JASON CHUN-HO MO
ONTARIO LAND SURVEYOR

Plan 65R-41387

RECEIVED AND DEPOSITED :

DATE : May 23 2025

REPRESENTATIVE FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

Schedule

PART	LOT/BLOCK	REGISTERED PLAN	PIN	AREA(Sq.m.)
1	ALL OF LOT 27	M-1457	ALL OF PIN 03640-0321	597
2				650
3	PART OF BLOCK I (0.30 RESERVE)		PART OF PIN 03640-0342	7.2

PARTS 1 AND 2 - COMPRISES ALL OF PIN 03640-0321
PART 3 - COMPRISES PART OF PIN 03640-0342

PLAN OF SURVEY OF
ALL OF LOT 27 AND
PART OF BLOCK I (0.30 RESERVE)
REGISTERED PLAN M-1457
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200

PEARSON & PEARSON SURVEYING LTD. 2025
Ontario Land Surveyors

Bearing Note
BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) A, B, C & D BY REAL TIME NETWORK OBSERVATIONS, UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00) DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99975145.
FOR BEARING COMPARISONS A ROTATION OF 03°33'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON RP, RP1, & P1 TO CONVERT TO UTM BEARINGS.

Integration Data

OBSERVED REFERENCE POINTS (ORP'S) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE REFERRED TO UTM Zone 17, NAD 83 (CSRS V6) (Epoch 2010.00).
COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF O.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
ORP A	4873642.34	622975.24
ORP B	4873674.30	622928.38
ORP C	4873680.83	622948.96
ORP D	4873654.06	622983.40

Legend	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES OR TREE ROOTS)
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
CC	DENOTES CUT CROSS
WIT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
S	DENOTES SET
M	DENOTES MEASURED
PRODN	DENOTES PRODUCTION
PRC	DENOTES POINT OF REVERSE CURVATURE
N/S/E/W	DENOTES NORTH/SOUTH/EAST/WEST
RP	DENOTES REGISTERED PLAN M-87
RP1	DENOTES REGISTERED PLAN M-1457
RP2	DENOTES REGISTERED PLAN M-57
P	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY PEARSON & PEARSON SURVEYING LTD., O.L.S. DATED JANUARY 29, 2024.
P1	DENOTES PLAN OF SURVEY BY JOHN D. CARTER, O.L.S. DATED SEPTEMBER 12, 1972.
819	DENOTES R.H. MCBAIN, O.L.S.
921	DENOTES P. SALNA, O.L.S.
1670	DENOTES PEARSON & PEARSON SURVEYING LTD., O.L.S.
FDN	DENOTES TIES TO CONCRETE FOUNDATION
BR	DENOTES TIES TO BRICK
FR	DENOTES TIES TO FRAME
DBF	DENOTES DOUBLE BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
WRW	DENOTES WOOD RETAINING WALL

Surveyor's Certificate
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13TH DAY OF MAY, 2025.

May 14, 2025
Date
Jason Chun-Ho Mo
Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO AOLS
PLAN SUBMISSION FORM NUMBER V-101892

10211 KEELE STREET, UNIT #116, MAPLE
ONTARIO, L6A 4R7
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PEARSON & PEARSON
SURVEYING LTD.

DRAWING : 2812-OakCourt20-RP.DWG
CALC. BY DL

PROJECT : 2812
DRAWN BY TM/JM
CHECKED BY MP/JM

