



PLAN OF SURVEY
ALL OF LOTS 13, 14 AND 15 AND PART OF LANE (CLOSED BY BY-LAW 6512, INST. OF 79058) REGISTERED PLAN 733 AND UNNUMBERED LOT NORTH OF CLIFFORD STREET
 ORDNANCE RESERVE PLAN
 CITY OF TORONTO
 SCALE 1 : 200

R. AVIS SURVEYING INC.
 METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES AND LEGEND
 BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCES POINTS A AND B HAVING A BEARING OF N62°32'35"E BY REAL TIME NETWORK (RTN) OBSERVATION, ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE. (3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 83 (CSRS-2010))

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No. CT552, HAVING AN ELEVATION = 90.430 metres.
 DISTANCES SHOWN HEREON ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999887

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- WT DENOTES WITNESS
- PK DENOTES PK NAIL WITH OLS WASHER
- MEAS/M DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ERTL SURVEYORS DATED FEBRUARY 20, 2015
- CT552 DENOTES CITY TORONTO NOTES, DATED JULY 7, 1992
- H.PILLAR, O.L.S. DENOTES H.PILLAR, O.L.S.
- YOUNG & YOUNG SURVEYING INC., O.L.S. DENOTES YOUNG & YOUNG SURVEYING INC., O.L.S.
- RADY - PENTEK & EDWARD SURVEYING LTD, O.L.S. DENOTES RADY - PENTEK & EDWARD SURVEYING LTD, O.L.S.
- GM DENOTES GAS MAIN
- HLP DENOTES HYDRO LIGHT POLE
- HP DENOTES HYDRO POLE
- HMH DENOTES HYDRO MANHOLE
- MH DENOTES MANHOLE
- FH DENOTES FIRE HYDRANT
- TS DENOTES TRAFFIC SIGN
- WV DENOTES WATER VALVE
- BS DENOTES BICYCLE STAND
- HGW DENOTES HYDRO GUY WIRE
- BO DENOTES BOLLARD
- WBO DENOTES WOOD BOLLARD
- DS DENOTES DOOR SILL
- CBMH DENOTES CATCH BASIN MANHOLE
- CB DENOTES CATCH BASIN
- BF DENOTES BOARD FENCE
- CRW DENOTES CONCRETE RETAINING WALL
- CWW DENOTES CONCRETE WALKWAY
- CONC. DENOTES CONCRETE
- (B) DENOTES BOTTOM OF CONCRETE CURB
- (T) DENOTES TOP OF CONCRETE CURB
- 0.10^φ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER 0.10 metres
- ★ 0.10^φ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER 0.10 metres
- x 000.00 DENOTES SPOT ELEVATION

3° MTM ZONE 10 COORDINATES	
NAD83(CSRS-2010) (CENTRAL MERIDIAN 79°30' WEST LONGITUDE)	
DERIVED FROM OBSERVED REFERENCE POINTS A AND B	
NORTHING	EASTING
A 4833848.031	311943.712
B 4833874.509	311994.669

(1) THE MTM COORDINATES LISTED ABOVE ARE TO AN URBAN ACCURACY PER SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT
 (2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

RICHMOND STREET WEST
 (FORMERLY CLIFFORD STREET, DEDICATED BY ORDNANCE RESERVE PLAN)
 (RENAMED BY BY-LAW 11078)
 P.I.N. 21244 - 0271 (LT)

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 REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 22th DAY OF OCTOBER, 2021

OCTOBER 25, 2021
 DATE

Bravo
 Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 2172209

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

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 CALCULATED BY : S.S.
 DRAWN BY : S.S.

PROJECT No. : 3518-0
 DRAWING No. : 3518-0T.DWG