



David B. Searles Surveying Ltd.

ONTARIO LAND SURVEYORS
Land Information Services

4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario L4Z 1Y5
Tel: (905) 273-6840 Fax: (905) 896-4410 Email: info@dbsearles.ca

June 6th, 2016

File: 76-0-16
Tel: (905) 794-1696
Fax: (905) 794-2896

PART 2

Albion-Vaughan (12148) Inc.
c/o Aztec Restoration
10 Holland Drive
Bolton, Ontario

TOWN OF CALEDON
PLANNING
RECEIVED
Jan. 27/2021

Attention: Mike Liburdi

RE: *SURVEYOR'S REAL PROPERTY REPORT*
Part of Lot 1, Concession 7, Albion
12148 Albion Vaughan Road, Town of Caledon

Further to your request, we are enclosing herewith five (5) prints of our Surveyor's Real Property Report, over the above mentioned parcel noting the following:

REGISTERED OWNER

- Giuseppe Scenna, Albion-Vaughan (12148) Inc.

DESCRIPTION

- Property is described as Part of Lot 1, Concession 7, Albion, being All of PIN 14351-0058(LT) municipally known as 12148 Albion Vaughan Road, in the Town of Caledon, in the Regional Municipality of Peel.

EASEMENTS:

- No easements registered on title

PART 2

FEATURES:

- Note the location of chain link fence (CLF) along the north-westerly limit of the property as indicated on the survey.
- Note the location of the old post and wire fence (PWF) along the south-easterly limit of the property as indicated on the survey.
- Note the location of the non-navigable creek crossing the north-westerly corner of the property.

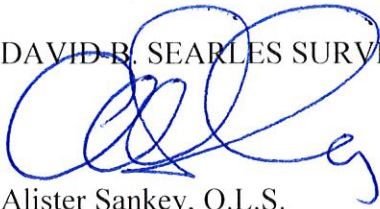
REMARKS:

- The report and survey do not confirm compliance with municipal zoning requirements.
- Underground utilities were not located and are not shown. As such we cannot confirm the existence of underground utilities.
- This Survey Report should be read in conjunction with Surveyor's Real Property Report dated June 6, 2016 (File No- 76-0-16).

Should you have any questions regarding either Part 1 or Part 2 of this Report, please do not hesitate to contact the undersigned.

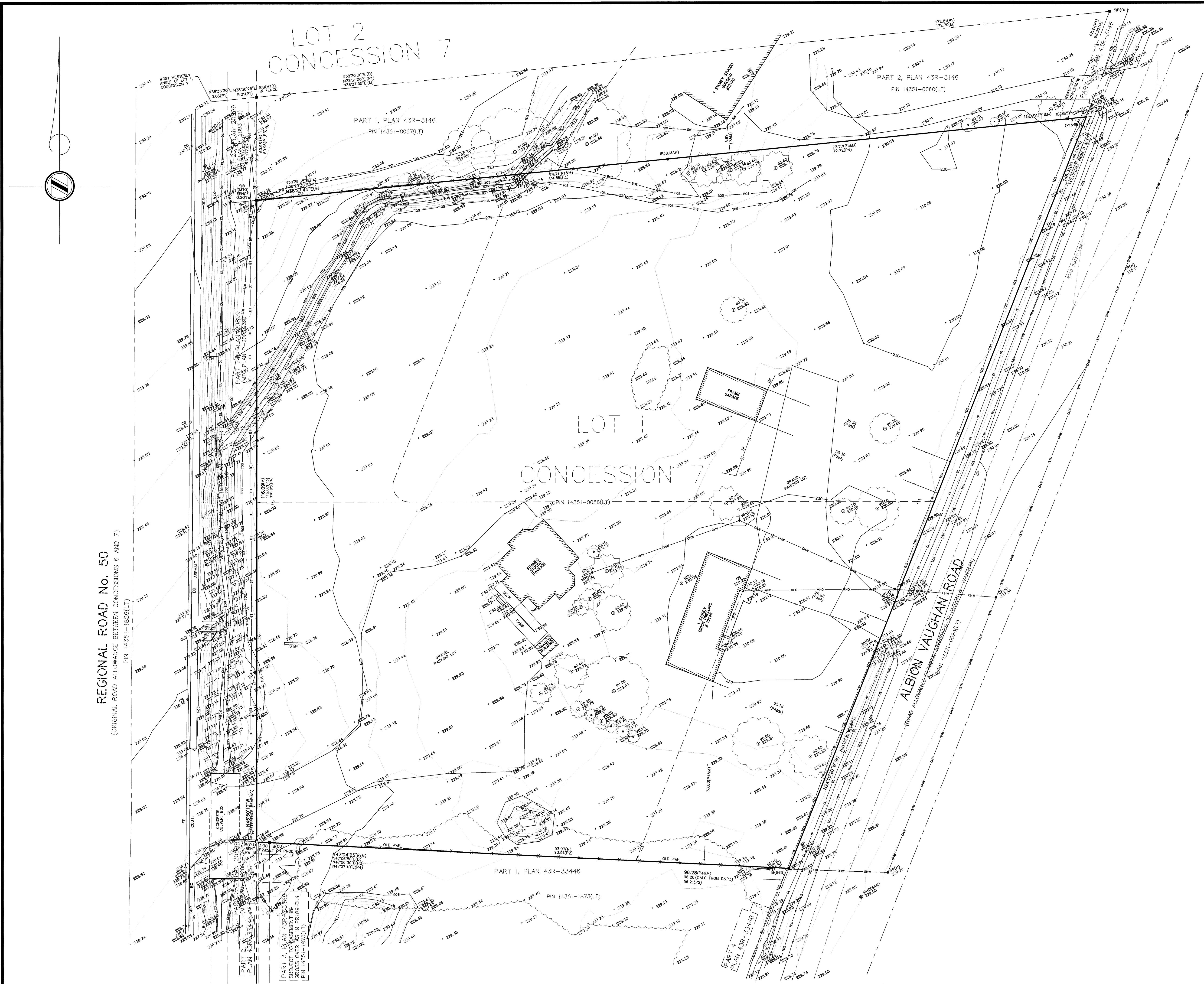
Yours truly,

DAVID B. SEARLES SURVEYING

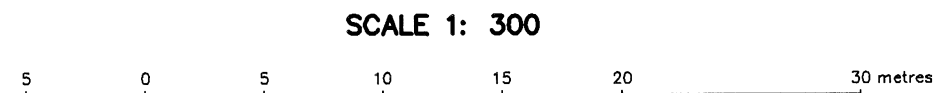


Alister Sankey, O.L.S.

AS/hn
Encl.



SURVEYOR'S REAL PROPERTY REPORT
PART 1, PLAN OF
PART OF LOT 1
CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL



David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

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

BEARING NOTE

BEARINGS ARE DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 8100' WEST LONGITUDE, NAD 83 (CSRS) (2010).

BEARINGS ON INSTRUMENT R01175599 (D), PLAN 43R-3146 (P1), PLAN 43R-33446 (P2), PLAN AL20899 (P3) AND PLAN OF SURVEY BY JEMAP HOLDINGS LIMITED, DATED JANUARY 22, 2007 (REF NO. 2006-026(P4)), HAVE BEEN ROTATED 00°52'30" COUNTERCLOCKWISE TO MAKE COMPARISONS.

BEARINGS ON PLAN 43R-33446 (P2) HAVE BEEN ROTATED 1°01'25" COUNTERCLOCKWISE TO MAKE COMPARISONS.

DISTANCE NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997046.

LEGEND

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IS DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- OU DENOTES ORIGIN UNKNOWN
- BEO DENOTES MCLEAN MCMURPHY BIASON, O.L.S.
- MTO DENOTES MINISTRY OF TRANSPORTATION
- JEMAP DENOTES JEMAP HOLDINGS LIMITED
- M DENOTES MEASURED
- P DENOTES TOPOGRAPHIC SURVEY BY J.D. BARNES LIMITED, DATED APRIL 3, 2003.
- P1 DENOTES PLAN 43R-3146
- P2 DENOTES PLAN 43R-33446
- P3 DENOTES PLAN AL20899
- P4 DENOTES PLAN OF SURVEY BY JEMAP HOLDINGS LIMITED, DATED JANUARY 22, 2007 (REF # 2006-026)
- D DENOTES INSTRUMENT R01175599
- ANC DENOTES ANCHOR
- BB DENOTES BELL BOX
- BC DENOTES BACK OF CURB
- BF DENOTES BOARD FENCE
- CB DENOTES CATCH BASIN
- CUT DENOTES CURB CUT
- CLF DENOTES CHAIN LINK FENCE
- CP(H) DENOTES CONCRETE POLE (HYDRO)
- CP(H)LS DENOTES CONCRETE POLE (HYDRO) WITH LIGHT STANDARD
- CPF DENOTES CULVERT (PLASTIC PIPE)
- EP DENOTES EDGE OF PAVEMENT
- FIH DENOTES FIRE HYDRANT
- GOR DENOTES GUARDRAIL
- GS DENOTES GARAGE SILL
- HM DENOTES HYDRO METER
- INV DENOTES INVERT
- IPS DENOTES INTERLOCKING PAVING STONES
- MBDOY DENOTES MAILBOX
- MIC(SAN) DENOTES MAINTENANCE HOLE COVER (SANITARY)
- PWF DENOTES POST AND WIRE FENCE
- SP DENOTES SIGN POST
- WH(H) DENOTES WOODEN POLE (HYDRO)
- WTHW DENOTES WOODEN RETAINING WALL
- WV DENOTES WATER VALVE
- g DENOTES DIAMETER
- BT DENOTES BOTTOM OF SLOPE
- u DENOTES UNDERGROUND BELL CABLE
- DL DENOTES DITCH LINE
- OWH DENOTES OVERHEAD WIRES
- SW DENOTES SWALE
- TS DENOTES TOP OF SLOPE
- CT DENOTES CONIFEROUS TREE
- ODT DENOTES DECIDUOUS TREE
- TL DENOTES TREE LINE

BENCH MARK NOTE

ELEVATIONS ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK No. 042010221, BEING A BRASS CAP IN CONCRETE APPROX. 21 m SOUTH OF CENTRELINE OF NASHVILLE ROAD AND 11 m EAST OF CENTRELINE OF REGIONAL ROAD 50, IN FRONT OF GAS STATION/COFFEE SHOP, HAVING AN ELEVATION OF 220.967 m.

CAUTION

LOCATIONS OF ALL UTILITIES ARE APPROXIMATE. ALL UTILITIES SHOULD BE CONTACTED PRIOR TO ANY DIGGING OR CONSTRUCTION.

NOTE

PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF DAVID B. SEARLES SURVEYING LTD. IS STRICTLY PROHIBITED.

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 19th DAY OF MAY, 2016

JUNE 6, 2016
DATE
ALISTER SANKEY
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 1968767 THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).	THIS PLAN WAS PREPARED FOR ALBION-VAUGHAN (12148) INC. DAVID B. SEARLES SURVEYING LTD. IS NOT RESPONSIBLE FOR USE BY OTHER PARTIES		PART 2 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JUNE 6th, 2016		
	David B. Searles Surveying Ltd. ONTARIO LAND SURVEYORS 4255 Sherwoodtowne Blvd, Suite 206, Mississauga, Ont. L4Z 1Y5 Tel: (905) 273-8840 Fax: (905) 896-4410 Email: info@bsearles.ca		Calculator BA/KR	Draftsperson IV/KR	
	Calculation File 76-16CALC.DWG		Drawing File 76-0-16.DWG	Editor DAS	Plan Index No. H 17
	File No. 76-0-16				