

**SURVEY REPORT**

DATE	January 24, 2025
PROJECT NO.	GLS-2322
CLIENT	2572934 Ontario Inc. c/o King Consultants Inc. Attn: Gursewak Singh
MUNICIPAL ADDRESS	12189 & 0 Dixie Road, Caledon ON L7C 0Z4
LEGAL DESCRIPTION	Part of Lot 18 Concession 4, East of Hurontario Street Geographic Township of Chinguacousy Town of Caledon Regional Municipality of Peel
PIN	14347-0018 (LT) 14347-0019 (LT)

**NOTE: THIS REPORT MUST BE READ WITH REFERENCE TO THE SURVEY PLAN ATTACHED HERETO**

With respect to the survey plan presented herewith, you will notice the following items:

**EXTENT OF TITLE:**

- Two distinct properties were surveyed as part of this survey investigation. The two properties surveyed include:
  - **P.I.N. 14347-0018 (LT):** This property is described as part of LOT 18, Concession 4, East of Hurontario Street in the Geographic Township of Chinguacousy, in the Town of Caledon, Regional Municipality of Peel, being further described as PARTS 8, 9 & 10 on PLAN 43R-3047, EXCEPT PARTS 22, 23, 24, 25 & 26 on PLAN 43R-20417
  - **P.I.N. 14347-0019 (LT):** This property is described as part of LOT 18, Concession 4, East of Hurontario Street in the Geographic Township of Chinguacousy, in the Town of Caledon, Regional Municipality of Peel, being further described as PARTS 4, 5 & 6 on PLAN 43R-3047, EXCEPT PARTS 13, 14, 16, 17, 18, 19, 20 & 21 on PLAN 43R-20417

The surveyed dimensions of the subject properties were found to disagree slightly with the dimensions of the properties described by PLAN 43R-3047 and PLAN 43R-20417. The front width of the subject properties was found to be slightly narrower than the width described by PLAN 43R-20417. The rear width was found to be slightly narrower than the width described by PLAN 43R-3047. The overall depth of the properties was found to be shorter than the depth of the properties described by PLAN 43R-3047 and PLAN 43R-20417.

Comparisons between the surveyed dimensions of the subject property and dimensions described by PLAN 43R-3047 and PLAN 43R-20417 are shown on the Plan of Survey.

#### REGISTERED EASEMENTS / RIGHTS-OF-WAY:

- The subject properties being...
  - **P.I.N. 14347-0018 (LT):** ...part of LOT 18, Concession 4, East of Hurontario Street in the Geographic Township of Chinguacousy, in the Town of Caledon, Regional Municipality of Peel, being further described as PARTS 8, 9 & 10 on PLAN 43R-3047, EXCEPT PARTS 22, 23, 24, 25 & 26 on PLAN 43R-20417 is:
 

**SUBJECT TO** an easement in favour of *The Hydro-Electric Power Commission of Ontario* over the PART 9 on PLAN 43R-3047, as described by **Instrument No. CH21926**
  - **P.I.N. 14347-0019 (LT):** ...part of LOT 18, Concession 4, East of Hurontario Street in the Geographic Township of Chinguacousy, in the Town of Caledon, Regional Municipality of Peel, being further described as PARTS 4, 5 & 6 on PLAN 43R-3047, EXCEPT PARTS 13, 14, 16, 17, 18, 19, 20 & 21 on PLAN 43R-20417 is:
 

**SUBJECT TO** an easement in favour of *The Hydro-Electric Power Commission of Ontario* over the lands described by *Schedule A* described by **Instrument No. CH21926**

It is noted that **P.I.N. 14347-0019 (LT)** is described as being subject to this easement – being **Instrument No. CH21926**. However, because the property description for **P.I.N. 14347-0019 (LT)** *excepts* PARTS 13, 14, 16, 17, 18, 19, 20 & 21 on PLAN 43R-20417, then the easement lands are *excepted* from the lands belonging to the subject property.

It is recommended you consult your real-estate solicitor to assess and determine if the subject property, being **P.I.N. 14347-0019 (LT)** is subject to the easement described by **Instrument No. CH21926** and if not, determine if the easement can be removed from the subject property's legal description.

#### BOUNDARY FEATURES TO BE NOTED:

- Note the locations of the different fence lines in relation to the property boundaries, as shown on the Plan of Survey. **Note that the distance ties shown on the Plan of Survey are distances from the approximate centreline of the fence at its base to the subject property boundaries, unless noted otherwise**
- An asphalt driveway exists on the subject property. It extends southwest of the southwest property boundary towards *Dixie Road*

#### MONUMENTATION:

- A Short Standard Iron Bar (SSIB) was set at the westerly corner of the subject property
- An Iron Bar (IB) was found at the northerly corner of the subject property
- A Short Standard Iron Bar (SSIB) was set at the easterly corner of the subject property
- A Standard Iron Bar (SIB) was found at the southerly corner of the subject property.
- A Standard Iron Bar (SIB) was found slightly northwest of the northwest property boundary, northeast of the westerly property corner
- An Iron Bar (IB) was found slightly northwest of the southeast property boundary, somewhat northeast of the southerly property corner.

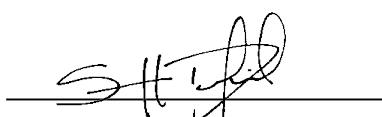


- Another Short Standard Iron Bar (SSIB) was found along the southeast property boundary, northeast of the southerly corner of the subject property.
- An Iron Bar (IB) was set at the southerly corner of the property known as **P.I.N. 14347-0018 (LT)**, being also the westerly corner of the property known as **P.I.N. 14347-0019 (LT)**
- An Iron Bar (IB) was set at the easterly corner of the property known as **P.I.N. 14347-0018 (LT)**, being also the northerly corner of the property known as **P.I.N. 14347-0019 (LT)**

The above-described survey monuments and their locations are shown on the plan of survey.

**ADDITIONAL REMARKS:**

- No investigation with respect to Municipal zoning requirements has been made.



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Scott Dalziel, O.I.S, O.L.I.P  
Ontario Land Surveyor