

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN OF SURVEY OF**  
**PART OF LOT 57**  
**REGISTERED PLAN 593 (York)**  
**CITY OF TORONTO**

SCALE 1 inch = 10 feet



**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
 ONTARIO LAND SURVEYORS  
 2003

THE REPRODUCTION, ALTERATION OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF SPEIGHT, VAN NOSTRAND & GIBSON LIMITED IS STRICTLY PROHIBITED.

**PART 2 - REPORT**

THIS REPORT WAS PREPARED FOR THE ESTATE OF CLARA ELLA DANIELS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**BOUNDARIES :**

SUBJECT LANDS ARE DESCRIBED IN INSTRUMENT No. WT69672 (1953) AS THE NORTHERLY 27.75' OF LOT 57, REGISTERED PLAN 593 (York), BUT ILLUSTRATED BY ORIGINAL SURVEY OF G. S. ABREY, O.L.S., DATED FEBRUARY 25th AND OCTOBER 14th, 1908, AS THE SOUTHERLY 22.75' OF THE NORTHERLY 27.25' OF LOT 57, THE LATTER BEING ADOPTED IN THE PRESENT SURVEY.

**TITLE SEARCH INDICATES :**

NO REGISTERED EASEMENT OR RIGHTS-OF-WAY.

**ENCROACHMENTS :**

- THE SOUTHEAST CORNER OF OLD BRICK GARAGE LOCATED AT THE REAR OF LANDS ADJOINING TO THE NORTH (No. 577 CLENDENAN AVE.) EXTENDS 0.42' ONTO SUBJECT LANDS AS ILLUSTRATED; EAVES ON SOUTH WALL OF SAID GARAGE OVERHANG SUBJECT LANDS AS ILLUSTRATED.
- THE CHAIN LINK FENCE AND CONCRETE WALK/PATIO APPURTENANT TO SAID No. 577 EXTEND ONTO SUBJECT LANDS, AS ILLUSTRATED. OTHER FENCES ARE AS ILLUSTRATED.
- METAL CHIMNEY ATTACHED TO SOUTHERLY WALL OF SAID No. 577 SLIGHTLY OVERHANGS SUBJECT LANDS BY 0.23', AS ILLUSTRATED.

**BEARING NOTE**

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF CLENDENAN AVENUE (FORMERLY VICTORIA STREET) SHOWN ON REGISTERED PLAN 593 (York) HAVING A BEARING OF N16°00'00"W.

**LEGEND**

Symbol	Denotes	Survey Monument Found	Conversion Table																																
■	Survey Monument Found	SURVEY MONUMENT FOUND	<table border="1"> <thead> <tr> <th>Decimal Feet</th> <th>Inches</th> </tr> </thead> <tbody> <tr><td>0.01"</td><td>1/8"</td></tr> <tr><td>0.02"</td><td>1/4"</td></tr> <tr><td>0.04"</td><td>1/2"</td></tr> <tr><td>0.08"</td><td>1"</td></tr> <tr><td>0.17"</td><td>2"</td></tr> <tr><td>0.25"</td><td>3"</td></tr> <tr><td>0.33"</td><td>4"</td></tr> <tr><td>0.42"</td><td>5"</td></tr> <tr><td>0.50"</td><td>6"</td></tr> <tr><td>0.58"</td><td>7"</td></tr> <tr><td>0.67"</td><td>8"</td></tr> <tr><td>0.75"</td><td>9"</td></tr> <tr><td>0.83"</td><td>10"</td></tr> <tr><td>0.92"</td><td>11"</td></tr> <tr><td>1.00"</td><td>12"(1'-0")</td></tr> </tbody> </table>	Decimal Feet	Inches	0.01"	1/8"	0.02"	1/4"	0.04"	1/2"	0.08"	1"	0.17"	2"	0.25"	3"	0.33"	4"	0.42"	5"	0.50"	6"	0.58"	7"	0.67"	8"	0.75"	9"	0.83"	10"	0.92"	11"	1.00"	12"(1'-0")
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□	Witness Monument	SURVEY MONUMENT PLANTED																																	
▣	Standard Iron Bar	WITNESS MONUMENT																																	
▤	Iron Bar	STANDARD IRON BAR																																	
IB	Cut Cross Set in Concrete	IRON BAR																																	
CC	Measured	CUT CROSS SET IN CONCRETE																																	
Meas.	Registered Plan 593 (York)	MEASURED																																	
RP	Instrument No. WT69672	REGISTERED PLAN 593 (York)																																	
DEED	Instrument No. CA166550	INSTRUMENT No. WT69672																																	
D1	Instrument No. CA166550	INSTRUMENT No. CA166550																																	
D2	Instrument No. CT923282	INSTRUMENT No. CT923282																																	
AT	Abrey & Tyrrell, P.L.S., 1891	ABREY & TYRRELL, P.L.S., 1891																																	
SVN	Speight & Van Nostrand, O.L.S., 1899	SPEIGHT & VAN NOSTRAND, O.L.S., 1899																																	
GSA	G. S. Abrey, O.L.S., 1908, 1911, 1914, 1918	G. S. ABREY, O.L.S., 1908, 1911, 1914, 1918																																	
BC	Browne & Cavell, O.L.S., 1954	BROWNE & CAVELL, O.L.S., 1954																																	
CTS	City of Toronto Surveys, 1914, 1957, 1988	CITY OF TORONTO SURVEYS, 1914, 1957, 1988																																	
N.I.	Not Identifiable	NOT IDENTIFIABLE																																	
Original	Original Survey Monument	ORIGINAL SURVEY MONUMENT																																	
P.I.N.	Property Identifier Number	PROPERTY IDENTIFIER NUMBER																																	
St.	Stone Foundation	STONE FOUNDATION																																	
Br.	Brick Foundation	BRICK FOUNDATION																																	
Fr.	Frame	FRAME																																	

**\*NOTE RE BUILDING TIES**

G. S. ABREY'S 1908 BUILDING TIES TO DWELLINGS No. 573 AND 575 WERE TAKEN TO THE STONE FOUNDATIONS OF SAID DWELLINGS UNDER CONSTRUCTION; WHERE SAID FOUNDATIONS ARE AVAILABLE AND RELIABLE, TIES TO SAME HAVE BEEN NOTED IN THE PRESENT SURVEY.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON OCTOBER 30, 2003

DATE : NOVEMBER 08, 2003

AMENDED JANUARY 26, 2004

*D. A. Wilton*  
 D. A. WILTON  
 ONTARIO LAND SURVEYOR

**SPEIGHT, VAN NOSTRAND & GIBSON LIMITED**  
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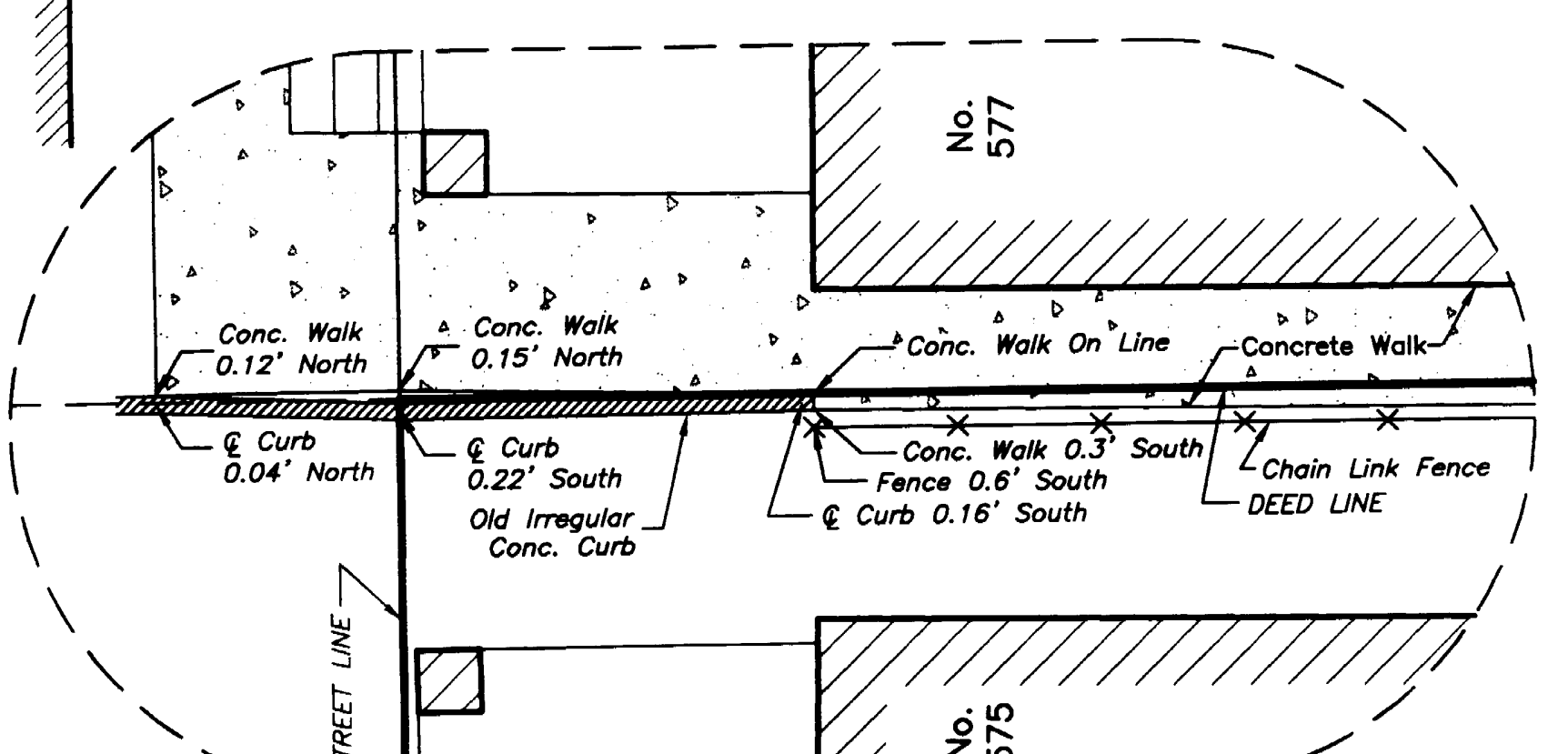
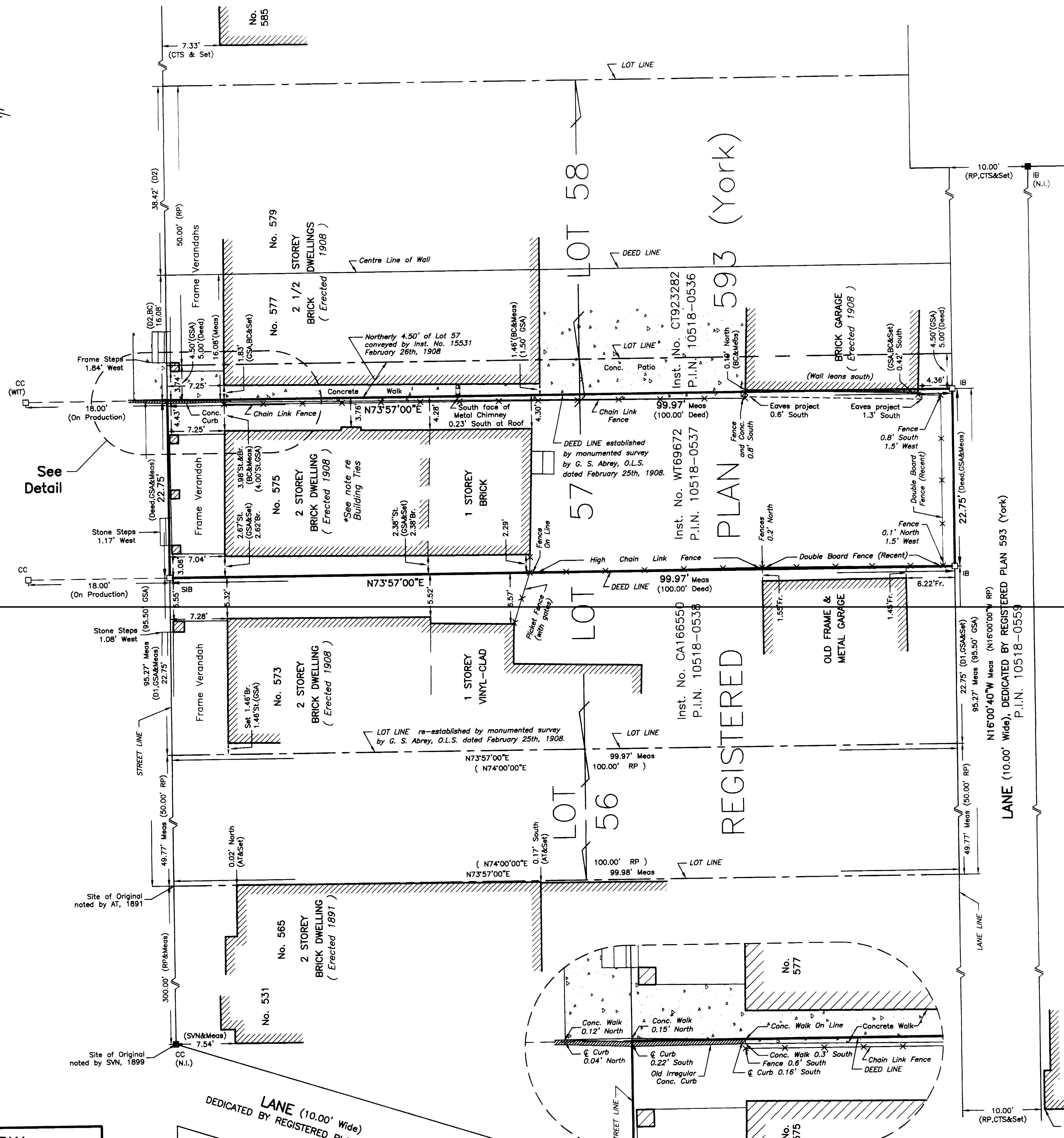
ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 1489007

DRAWN :	D. G. S.	FILE NAME :	A0310424.DWG
CHECKED :	W. J. D.	PLOT SCALE :	IMP. 1=10
JOB No. :	031-1234	PLOTTED :	2002.11.08
REF. No. :	10-593Y	UPDATED :	2004.01.26

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

**CLENDENAN AVENUE**  
 FORMERLY VICTORIA STREET, BY REGISTERED PLAN 166 (York)  
 (RENAMED BY BY-LAW 5335)  
 N16°00'00"W (Reference Bearing)

P.I.N. 10518-0530



DETAIL : NOT TO SCALE

**IMPERIAL**  
 DISTANCES SHOWN ON THIS PLAN  
 ARE IN FEET AND CAN BE CONVERTED  
 TO METRES BY MULTIPLYING BY 0.3048