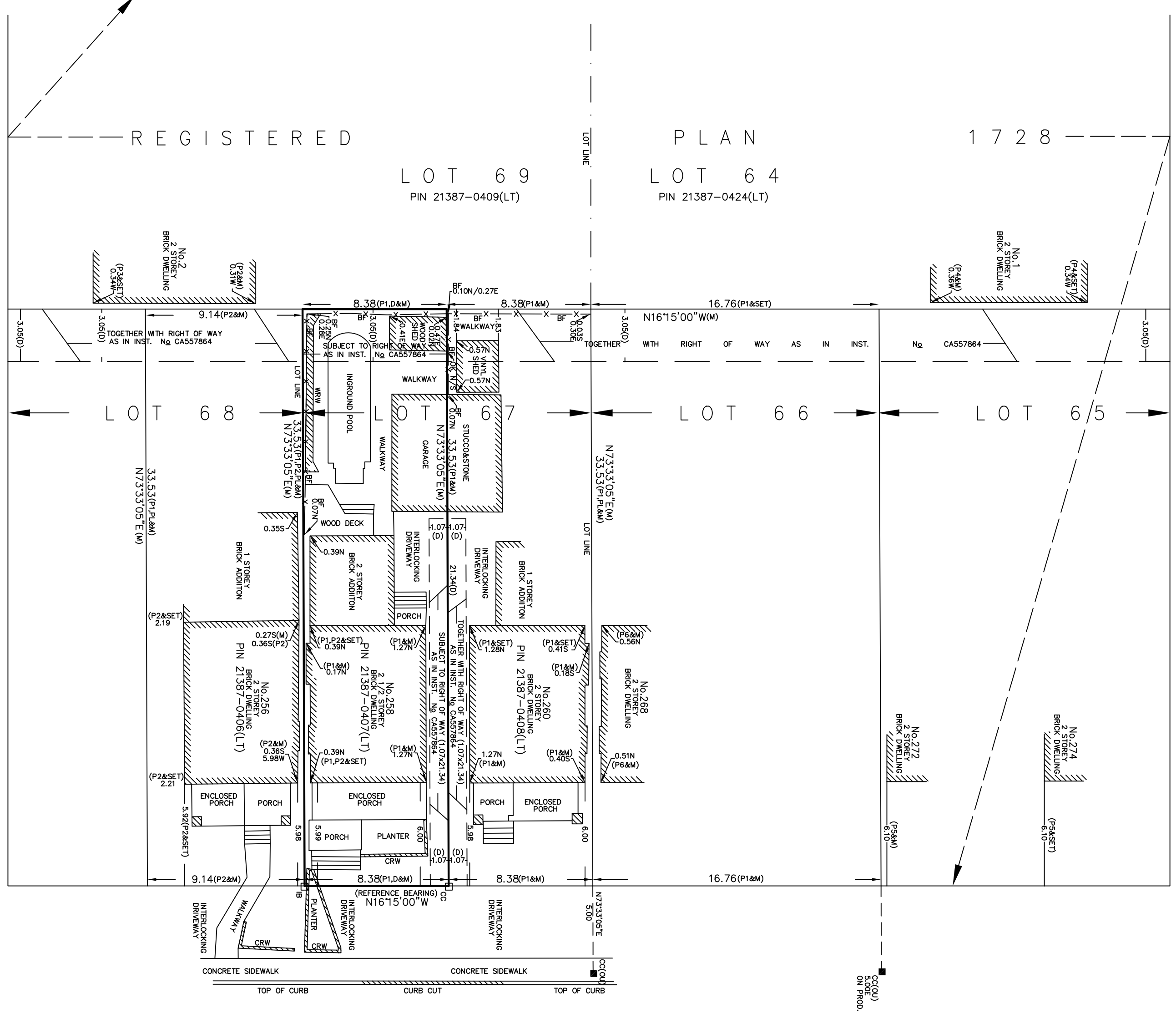
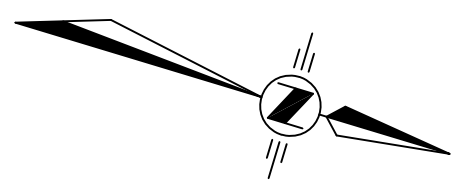


YULE AVENUE  
(BY REGISTERED PLAN 1728)  
PIN 21387-0326(LT)



WINDERMERE AVENUE  
(BY REGISTERED PLAN 1728)  
PIN 21387-0001(LT)



**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1) PLAN OF  
**PART OF LOT 67**  
**REGISTERED PLAN 1728**  
**CITY OF TORONTO**  
SCALE 1:200

**VLADIMIR DOSEN SURVEYING, O.L.S.**

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
OF VLADIMIR DOSEN, O.L.S.

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

**NOTES AND LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SB DENOTES STANDARD IRON BAR
- AC DENOTES ANCHOR CEMENT
- TC DENOTES IRON BAR
- CC DENOTES CUT CROSS
- M DENOTES MEASURED
- WIT DENOTES WITNESS
- C DENOTES CALCULATED
- OU DENOTES ORIGIN UNKNOWN
- PL DENOTES REGISTERED PLAN 1728
- P1 DENOTES PLAN BY ABEY & Co. O.L.S.
- P2 DENOTES SKETCH BY BROWNE&COWELL O.L.S.
- P3 DENOTES SKETCH BY C. REUBEN O.L.S.
- P4 DENOTES PLAN BY UNWIN, MURPHY&WESTEN O.L.S.
- P5 DENOTES PLAN BY UNWIN, MURPHY&WESTEN O.L.S.
- P6 DENOTES PLAN BY UNWIN, MURPHY&WESTEN O.L.S.
- D DENOTES INST. NO. CA557864
- CRW DENOTES CONCRETE RETAINING WALL
- WRW DENOTES WOOD RETAINING WALL
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST

THIS REPORT WAS PREPARED FOR  
BENJAMIN INCORPORATED/MICHAEL BEREZANSKY  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY  
OTHER PARTIES.

**BEARING NOTE:**  
BEARINGS ARE ASTRONOMIC AND ARE  
DERIVED FROM THE WESTERN  
MAGNETIC MERIDIAN AS SHOWN ON  
REGISTERED PLAN 1728  
HAVING A BEARING OF N16°15'00" W

**PART 2) SURVEY REPORT**  
DESCRIPTION OF LAND: PIN 21387-0407(LT)  
PART OF LOT 67, REGISTERED PLAN 1728  
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
THIS SURVEY REPORT IS A PART OF THE SURVEYOR'S  
21.34m OF LANDS LING IMMEDIATELY TO THE NORTH, AS IN INST. NO. CA557864.  
SUBJECT TO A RIGHT OF WAY OVER THE NORTHERLY 1.07m OF THE EASTERLY  
21.34m OF LANDS HEREIN DESCRIBED, AS IN INST. NO. CA557864.  
TOGETHER WITH A RIGHT OF WAY OVER THE WESTERLY 3.09m OF THE LOTS  
AND BEG. THE WESTERLY 3.09m OF THE NORTHERLY 8.9m OF SAID LOT 67  
SUBJECT TO A RIGHT OF WAY OVER THE WESTERLY 3.09m OF SAID LOTS  
AS INST. NO. CA557864.  
**BOUNDARY FEATURES:**  
LOCATION OF FENCES ARE AS SHOWN  
TOPOLYMER WITH MUNICIPAL ZONING BY-LAWS:  
BY-LAWS DOES NOT CERTAINLY COMPLY WITH ZONING  
BY-LAWS.

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH  
THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF SEPTEMBER, 2024

DATE: SEPTEMBER 23, 2024

*[Signature]*  
VLADIMIR DOSEN, B.S.C.  
ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING**  
ONTARIO LAND SURVEYORS  
555 DAVISVILLE AVENUE  
TORONTO, ONTARIO M4S 1J2  
PHONE (416) 466-0440 EMAIL: vldosen@rogers.com

JOB No.: 24308	FIELD: NEWMAN
FILE: 23-035	DRAWN BY: NEWMAN
CAD FILE: 258 WINDERMERE AVE-SRRP	CHECKED BY: VD