PLAN OF SURVEY WITH TOPOGRAPHY OF

LOTS 80 TO 91, 99 TO 104, PART OF LOTS 92, 98 AND 105 AND PART OF LANE REGISTERED PLAN 159

CITY OF TORONTO

SCALE 1 : 250

5 0 5 10 15 20 25 metres

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2018

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ELEVATION NOTE

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. 12219740769, also known as CT-769.

LOCATION :

2 STOREY BRICK BUILDING (FIRE HALL) 0.41M E FROM SOUTHWEST CITY OF TORONTO NS GROSVERNOR ST W OF YONGE ST. BM ON CORNER AND 0.40 METRES ABOVE GRADE.

ELEVATION:

PUBLISHED ELEVATION = 105.524 metres.

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE EASTERLY LIMIT OF ST. VINCENT LANE AS SHOWN ON PLAN 66R-20161 HAVING A BEARING OF N16°42'20"W.

METRIC

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

LEGEND

	DENOTES
■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT PLANTED
WIT	WITNESS MONUMENT
SIB	STANDARD IRON BAR
IB	IRON BAR
CA	CUT ARROW
CC	CUT CROSS
N,S,E,W	NORTH, SOUTH, EAST, WEST
OU	ORIGIN UNKNOWN
JDB	J. D. BARNES LIMITED, O.L.S.
IBW	IBW SURVEYORS, O.L.S.
P1	PLAN 66R-20161
P2	PLAN OF SURVEY BY IBW SURVEYORS, DATED JANUARY 23, 2018
MH	MANHOLE
SMH	SEWER MANHOLE
WMH	WATER MANHOLE
HMH	HYDRO MANHOLE
BMH	BELL MANHOLE
CB	CATCH BASIN
FH	FIRE HYDRANT
WV	WATER VALVE
MET	METER
HW	HAND WELL
CHP	CONCRETE HYDRO POLE
WHP	WOODEN HYDRO POLE
CLS	CONCRETE LIGHT STANDARD
MLS	METAL LIGHT STANDARD
PM	PARKING METER
SL	SPOT LIGHT
ICV	IRRIGATION CONTROL VALVE
MP	METAL POLE
FF	FLOOR FINISH
	DECIDUOUS TREE
	CONIFEROUS TREE
	CONCRETE
	BRICK
117.82	ELEVATION TOP OF BUILDING

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

DATE : ____ ____ ____

D. A. WILTON
ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
750 OAKDALE ROAD, Units 65 & 66
TORONTO, ONTARIO M3N 2Z4
TEL. 416 749-SVNG(7864) FAX 416 749-7866
E-MAIL: toronto@svng.on.ca

DRAWN :	M. D. / M. M.	FILE NAME :	A1800048.DWG
CHECKED :	D. A. W.	PLOT SCALE :	MET. 1=0.25
JOB No. :	180-0048	PLOTTED :	L44
REF. No. :	47-159 CITY	UPDATED :	

GROSVENOR STREET
(ESTABLISHED BY REGISTERED PLAN 159)
P.I.N. 21104-0139 (LT)
GRENVILLE STREET
(DEDICATED BY REGISTERED PLAN 159)
P.I.N. 21104-0154 (LT)
ST. VINCENT LANE
(KNOWN AS)
(DEDICATED BY REGISTERED PLAN 159)
PLN. 21104-0153 (LT)
N16°42'20"W
LANE
(DEDICATED BY REGISTERED PLAN 159)
(CLOSED BY BY-LAW 296-71, INST. CT1597SM AS IN INST. No. CA24891G, SUBJECT TO A RIGHT-OF-WAY AS IN INST. No. CA25571J AS AMENDED BY INTS. No. CA25571J
ST. LUKE LANE
(KNOWN AS)
(DEDICATED BY REGISTERED PLAN 159)
PLN. 21104-0167 (LT)
N16°46'00"W
PART 2, PLAN 64R-13823
PART 1, PLAN 64R-13823
PART 2, PLAN 64R-20161
PART 5, PLAN 64R-20161
PART 1, PLAN 64R-20161
P.I.N. 21104-0148 (LT)
P.I.N. 21104-0147 (LT)
P.I.N. 21104-0149 (LT)
CONCRETE PARKING GARAGE (3 STOREY)
BRICK APARTMENT BUILDING (MULTI STOREY)
CONCRETE BUILDING (TWO STOREY) "PARKING BUILDING"
BRICK, STONE & STUCCO BUILDING (MULTI STOREY) No. 25 "THE GEORGE DREW BUILDING"
BRICK & CONCRETE APARTMENT BUILDING (MULTI STY) "CORONERS COURTS"
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 92
LOT 91
LOT 90
LOT 89
LOT 88
LOT 87
LOT 86
LOT 85
LOT 84
LOT 83
LOT 82
LOT 81
LOT 80
LOT 93
LOT 94
LOT 95
LOT 96
LOT 97
LOT 98
LOT 99
LOT 100
LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 71
LOT 72
LOT 73
LOT 74
LOT 75
LOT 76
LOT 77
LOT 78
LOT 79
REGISTERED PLAN
Construction
Broken Concrete
Chain Link Fence
Concrete Block Wall
Concrete Wall
Brick
Shrubs
Some Shrubs
Asphalt
Concrete
Curb Cut
Wrought Iron Fence
Board Fence
Temporary Fence
Rail Fence
Concrete Block Wall
Bike Racks
Gravel
Steps
Ramp
Canopy
Canopy On Line
Canopy Right
Loading Dock Entrance
Building Height
Above
Line Above
Bottom of Slope
Top of Slope
Trench Drain
Metal Duct
Metal Vent
Planter
Bench
Pipe
Sign
Temporary Fence
Extend Of Ribs
Soil
Base
Stones
Balcony
Column
2nd Floor Line
Parking Entrance
Concrete Wall & Rail Fence
Some Shrubs
Gate
Door
Window
Stairs
Pillar
Flood Light
Light Standard
Hydro Pole
Wooden Hydro Pole
Concrete Hydro Pole
Deciduous Tree
Coniferous Tree
Catch Basin
Fire Hydrant
Water Valve
Meter
Hand Well
Spot Light
Irrigation Control Valve
Metal Pole
Floor Finish
Elevation Top of Building
Survey Monument Found
Survey Monument Planted
Witness Monument
Standard Iron Bar
Iron Bar
Cut Arrow
Cut Cross
North, South, East, West
Origin Unknown
J. D. Barnes Limited, O.L.S.
IBW Surveyors, O.L.S.
Plan 66R-20161
Plan of Survey by IBW Surveyors, dated January 23, 2018
Manhole
Sewer Manhole
Water Manhole
Hydro Manhole
Bell Manhole
Parking Meter
Meter
Concrete
Brick
Elevation Top of Building
N16°46'00"W 33.77 (P1&Meas)
N16°28'30"E 4.29 (P1&Meas)
84.30 (P1)
84.32
(P1&Meas) N16°46'00"W
(RP&Set) 5.49
PARTS 2 AND 3, PLAN 64R-20161
Reference Bearing 01
Reference Bearing
CC(IBW)
CC(JDB)
CB
MH
HMH
SMH
WMH
BMH
HW
WV
MET
FH
SL
ICV
MP
FF
CHP
WHP
CLS
MLS
PM
JDB
IBW
P1
P2
4.27 (P1&Set)
3.60 (P2)
4.66 (P2)
2.23 W (P2&Meas)
0.07 N (P2&Meas)
0.52 N (P2&Meas)
(P1&Meas) 32.55
53.31 (P1&Meas)
(P2&Meas) 4.82
(P2&Meas) 4.62
(P2&Meas) 4.69
(P1&Meas) 106.43
(P2&Meas) 4.78
(P2&Meas) 4.35
(P2&Meas) 3.37
(P1&Meas) 60.52
(P1&Meas) 43.80
N73°36'50"E (P1) N73°36'00"E
N73°36'50"E (P1) N73°36'00"E 0.34 (P1&Meas) N73°36'00"E 0.26 (P1&Set)
N16°23'10"W 5.49 (P1&Meas)
(P1&Meas) 0.53 N
(P1&Meas) 0.99 E 0.15 (P1)
(P1&Meas) 0.07 E 0.10 (P1) 0.06 (P1)
(P1&Meas) 0.21 N 0.21 E/W
(P1&Meas) 0.01 E 0.23 N
(P1&Set) 0.07 E 0.10 (P1) 0.06 (P1)
(P1&Set) 0.01 E 0.23 N
N16°42'20"W 41.99 (P1&Meas)
N16°44'40"W (P1)
42.00 (P1&Meas)
16.03 (P1&Meas)
25.95 (P1&Meas)
42.32 (P1&Meas)
N16°46'20"W (P1)
N16°42'20"W (P1)
N16°42'20"W 42.00 (P1&Meas)
N16°42'20"W 41.99 (P1&Meas)
N16°42'20"W 42.32 (P1&Meas)
N16°42'20"W 25.95 (P1&Meas)
N73°36'50"E (P1) N73°36'00"E 0.26 (P1&Set)
N73°36'50"E (P1) N73°36'00"E 0.34 (P1&Meas) N73°36'00"E 0.26 (P1&Set)
N73°36'50"E (P1) N73°36'00"E