

SURVEYORS REAL PROPERTY REPORT

SURVEY REPORT

DATE: 23 July 1998
JOB No: RC3575
CLIENT: Rob & Sharron Mollenhauer
ADDRESS: #74 Rivercrest Road, Toronto
DESCRIPTION: Lots 237 & 238, Reg'd Plan 873
REGISTRATION No: Instrument Number York 496853

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:

- We have measured a slight difference in the width of the property with respect to the Reg'd Plan dimensions as shown on the plan.

TO BE NOTED:

- The property is occupied very closely in accordance with the boundaries thereof as re-established and no structures are located over any of the said boundary lines.

REGISTERED EASEMENTS / RIGHTS-OF-WAY:

- We have found no easements or Rights-of-Way registered on Title, however, overhead utility cable lines were observed along the rear of the property during the course of the field survey indicating the presence of an unregistered easement.

MONUMENTATION:

- Survey monuments are marking and/or witnessing three corners of the subject property as shown on the plan.

ADDITIONAL REMARKS:

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

Signed this Twenty-Third day of July, 1998



Randie C. Rabideau, O.L.S.

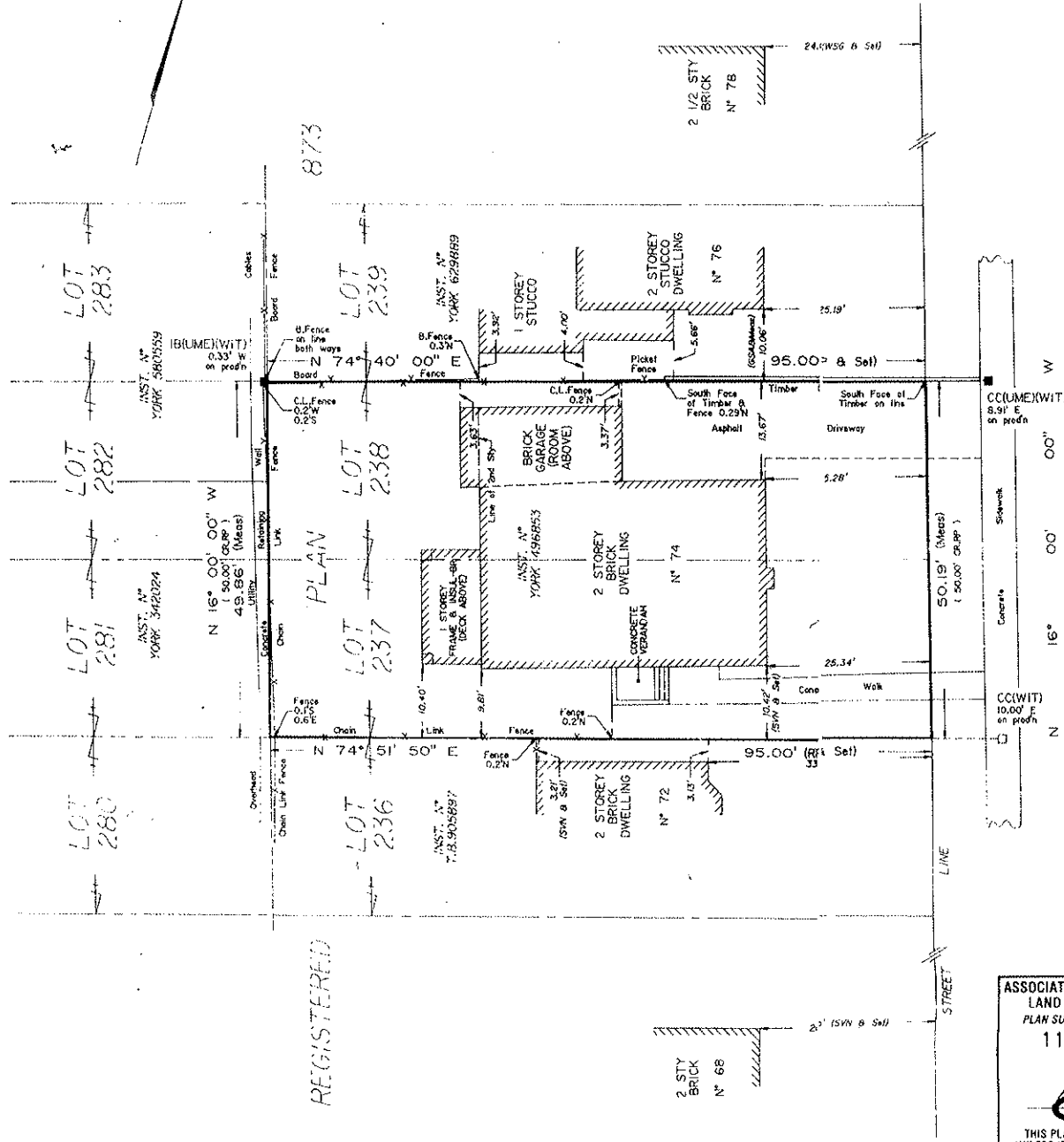
RABIDEAU & CZERWINSKI
Ontario Land Surveyors
777 The Queensway
Unit E
Etobicoke, Ontario
M8Z 1N4

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF

LOTS 237 AND 238
REGISTERED PLAN 873

CITY OF TORONTO
(FORMERLY CITY OF YORK)

SCALE 1" = 15'
0 5 10 15 20 30 40 Feet



NOTE
1) THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JULY 23RD, 1998.
2) THIS PLAN AND REPORT WERE PREPARED FOR ROB & SHARRON MOLLENHAUER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

IMPERIAL
DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

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BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF RIVERCREST ROAD HAVING A BEARING OF N 16° 00' 00" W AS SHOWN ON REGISTERED PLAN 873.

LEGEND

□	DENOTES	MONUMENT PLANTED
■	DENOTES	MONUMENT FOUND
WT	---	WITNESS
CC	---	CUT CROSS
IB	---	IRON BAR
RP	---	REGISTERED PLAN 873
SVN	---	SPEIGHT & VAN NOSTRAND, O.L.S.
WSG	---	W. S. GIBSON, O.L.S.
CR	---	C. REUBEN, O.L.S.
UME	---	UNWIN MURPHY & ESTEN, O.L.S.
GSA	---	G. S. ABBEY, O.L.S.

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 JULY 16TH, 1998.

July 23, 1998 *R. C. Rabideau*
DATE R. C. RABIDEAU
Ontario Land Surveyor

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1191475

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

R&C
RABIDEAU & CZERWINSKI
ONTARIO LAND SURVEYORS
777 THE QUEENSWAY, UNIT E. TORONTO, ONTARIO
M8Z 1N4 (416) 252-2511

RIVERCREST ROAD
(Formerly RALPH AVENUE, by Registered Plan 873)

873

PLAN

REGISTERED

LOT 283

LOT 282

LOT 281

LOT 280

LOT 239

LOT 238

LOT 237

LOT 236

2 1/2 STY BRICK N° 78

2 STY BRICK N° 68

CC(UME)(WIT) 5.9' E on profn
CC(WIT) 10.00' F on profn

L.I.N.E
S STREET