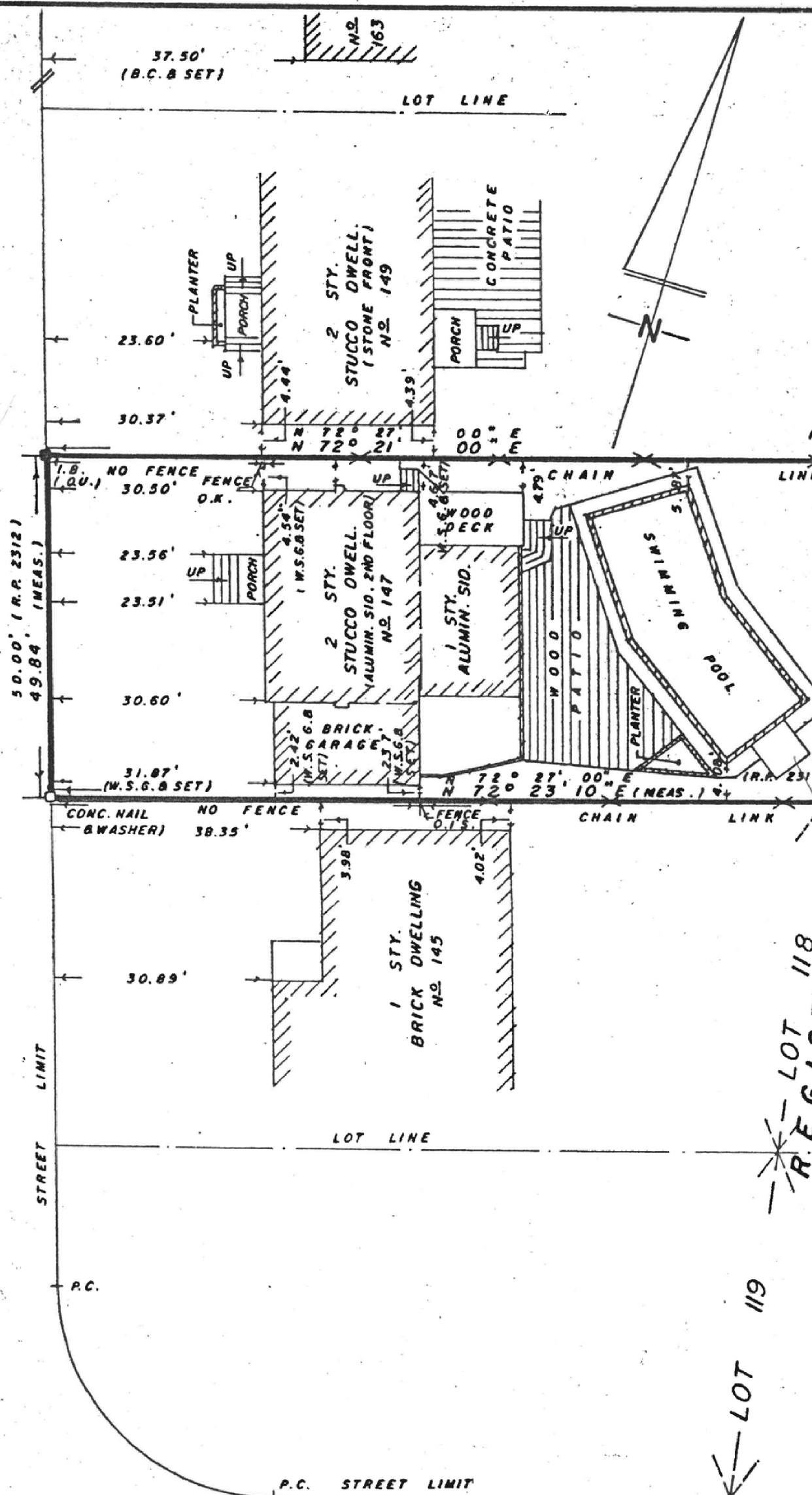


ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1044410

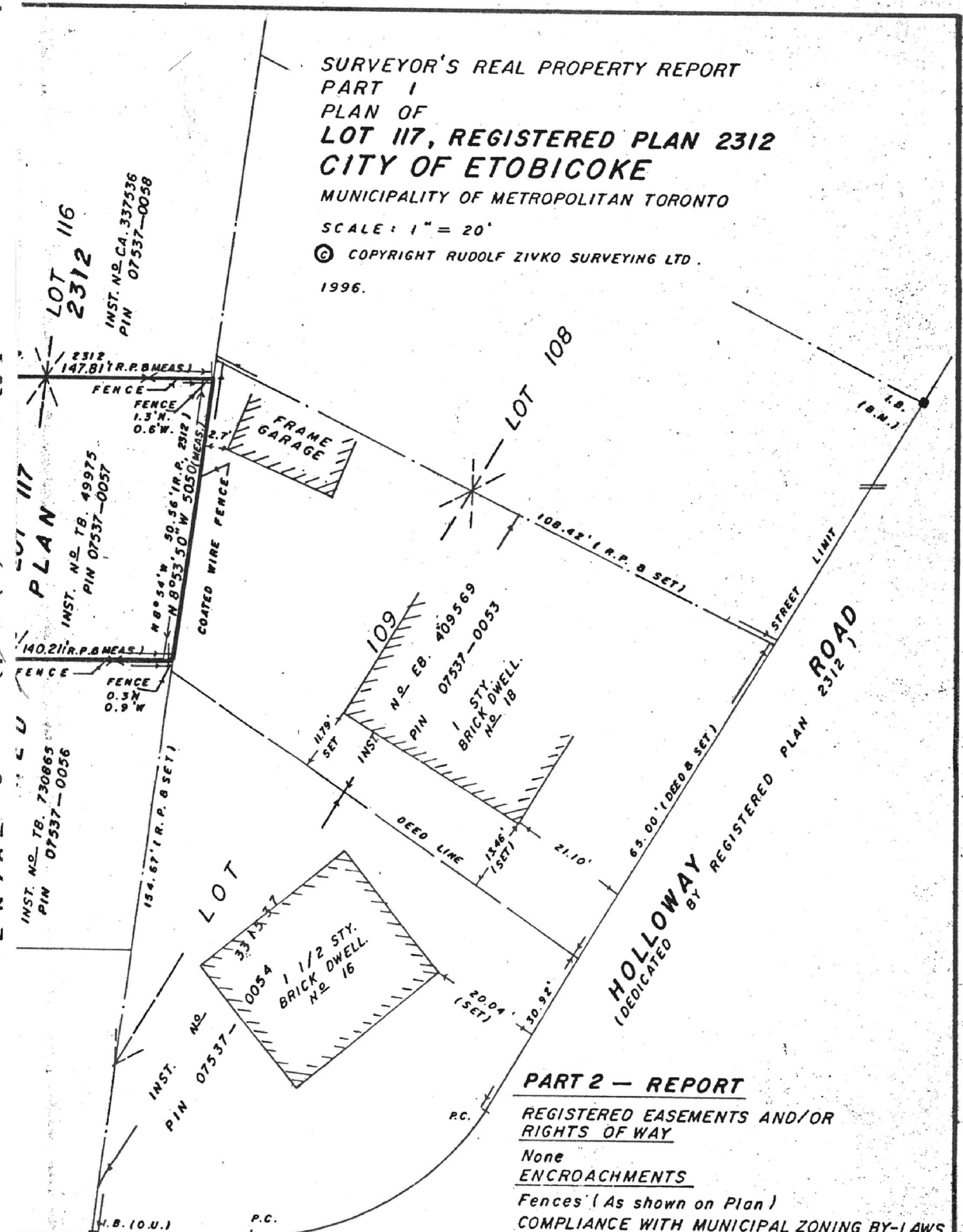
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1928, Section 29(3)

ROYALAVON CRESCENT
(FORMERLY MONTGOMERY ROAD, DEDICATED BY REGISTERED PLAN 2312
N 17° 33' W (REFERENCE BEARING))



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF
LOT 117, REGISTERED PLAN 2312
CITY OF ETOBICOKE
MUNICIPALITY OF METROPOLITAN TORONTO

SCALE: 1" = 20'
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PART 2 — REPORT
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
None
ENCROACHMENTS
Fences (As shown on Plan)
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
Not certified by this Report.

NOT AN ORIGINAL
COPY UNLESS
EMBOSSED WITH
SURVEYOR'S SEAL

NOTE:
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF ROYAL AVON CRESC. AS SHOWN ON REG'D PLAN 2312, HAVING A BEARING OF N 17° 33' W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND.
○	"	SURVEY MONUMENT SET.
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
CC	"	CUT CROSS
WIT	"	WITNESS
W.S.G.	"	W.S. GIBSON & SONS, O.L.S.
B.G.	"	BROWNE, CAVELL, O.L.S.
O.U.	"	ORIGIN UNKNOWN

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 1st DAY OF MAY, 1996.
MAY 3, 1996
DATE
RUDOLF ZIVKO
ONTARIO LAND SURVEYOR

RUDOLF ZIVKO SURVEYING LIMITED
ONTARIO LAND SURVEYOR
PROFESSIONAL ENGINEER
GEODETIC ENGINEER.
1622 EGLINTON AVE. W., TORONTO, ONT. M6E-2G8, Tel. 783-2435
DRAWN BY: R.Z. JOB NO. 96-39
CHECKED BY: R.Z.