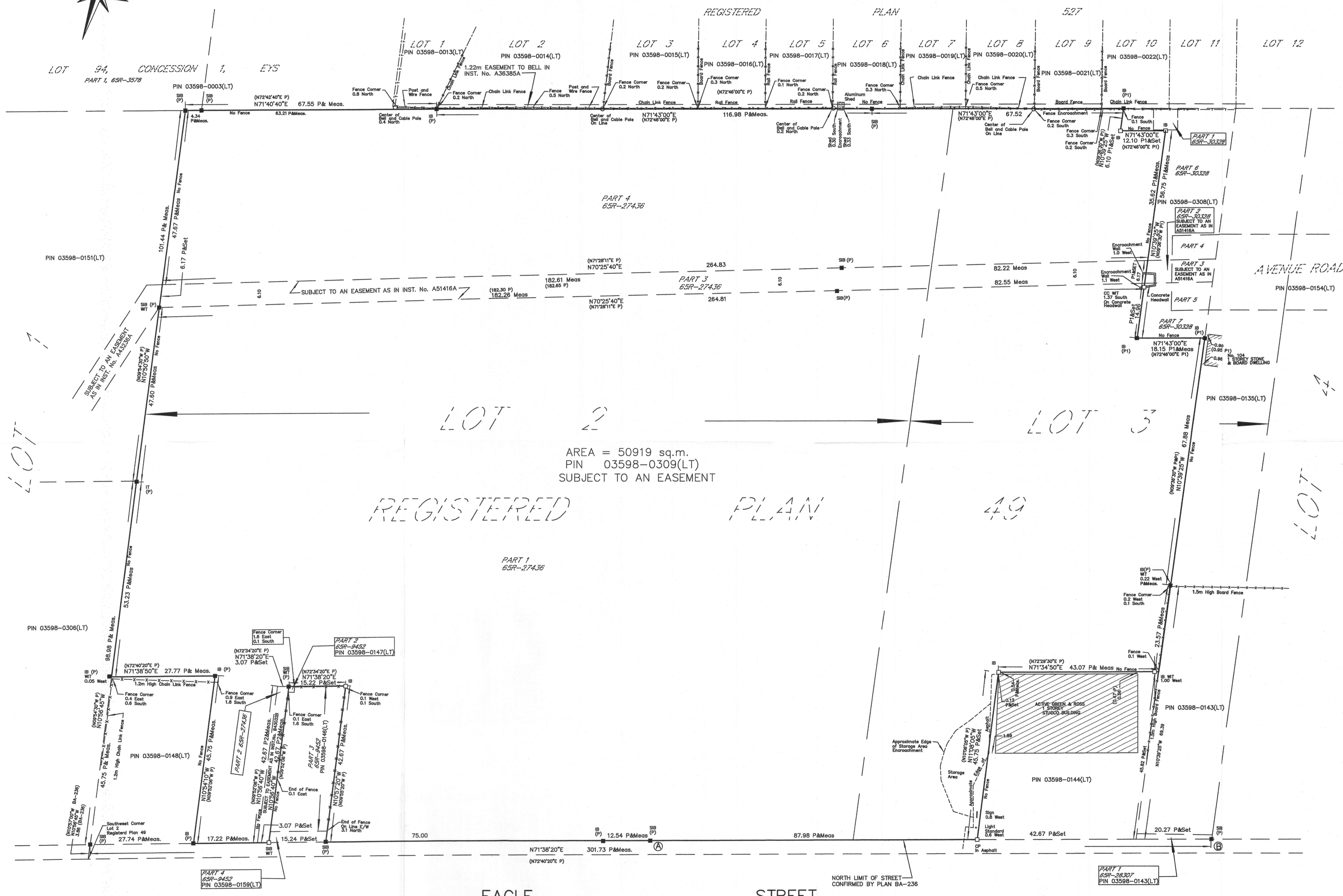


SURVEYOR'S REAL PROPERTY REPORT (PART 1)
PART OF SURVEY OF
PART OF LOTS 2 AND 3
REGISTERED PLAN 49
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

SCALE: 1:500
0 10 20 30 meters
YOUNG & YOUNG SURVEYING INC.
© 2011



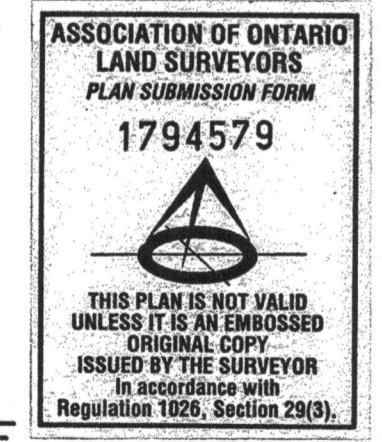
PART 2	
DESCRIPTION OF LAND	
PART OF LOTS 2 AND 3 REGISTERED PLAN 49 TOWN OF NEWMARKET	
COMPLIANCE WITH MUNICIPAL ZONING	
NOT CERTIFIED BY THIS REPORT	
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS	
SEE PIN	
ADDITIONAL REMARKS	
FENCE ENCROACHMENTS, HEADWALL ENCROACHMENT ON EAST BOUNDARY, ASPHALT AND STORAGE AREA ENCROACHMENT AT S.E. CORNER	

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (1997). COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
A	4,878,136.261	622,164.612
B	4,878,183.797	622,307.746
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99946.		

NOTE
P DENOTES DEPOSITED PLAN 65R-27436
P1 DENOTES DEPOSITED PLAN 65R-30328
P2 DENOTES DEPOSITED PLAN 65R-9452
EYS DENOTES EAST OF YONGE STREET

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

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
AND BY REAL TIME NETWORK (SOKKIA POWER NET) OBSERVATIONS,
UTM ZONE 17, NAD83 (CSRS)(1997).



SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1/ THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT,
THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS
MADE UNDER THEM.
2/ THE SURVEY WAS COMPLETED ON THE 15th DAY OF MARCH 2011
DATE: March 11, 2011
JOHN F.G. YOUNG B.Sc.
ONTARIO LAND SURVEYOR

AREA = 50919 sq.m.
PIN 03598-0309(LT)
SUBJECT TO AN EASEMENT

EAGLE STREET
REGIONAL ROAD No. 5
CONFIRMED BY PLAN BA-236
PIN 03598-0159(LT)

YOUNG & YOUNG SURVEYING INC.		
PROFESSIONAL LAND SURVEYORS		
BOLTON 2 HOLLAND DRIVE UNIT 5 BOLTON ONTARIO L7R 1R1 PHONE 905-600-6411 FAX 905-600-6411 E-MAIL: youngsurveying@bellnet.ca		
EXAMINED BY J.F.G.Y. B.Sc. O.L.S.	PARTY CHIEF D.P. CALC BY B.C. DRAWN BY B.C.	PROJECT 11-B6213