

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) TOPOGRAPHIC SURVEY OF PART OF
LOTS 1, 2, 3, 4, 5, AND 6
SOUTH SIDE OF JACOB'S TERRACE
AND PART OF
LOTS 2 AND 3
WEST SIDE OF BALDWIN STREET
REGISTERED PLAN 30
GEOGRAPHIC TOWNSHIP OF INNISFIL
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1 : 250
5 0 5 10 20
metres
RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYOR'S ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 3RD DAY OF OCTOBER, 2018.

DATE: 04.10.2018
RUDY MAK
ONTARIO LAND SURVEYOR

BENCHMARK
SITE BENCHMARK IS THE TOP OF THE SIG NEAR THE NORTHEAST CORNER OF LOT 1, HAVING AN ELEVATION OF 228.40

ELEVATION NOTE:
ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD-1928:1978 DATUM.

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL) (2010 EPOCH).

FOR BEARING COMPARISONS A ROTATION OF 0°55'15" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2, AND P3.

NOTES:
THIS TOPOGRAPHIC SURVEY PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS. CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
 - SB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - X—X— DENOTES FENCING
 - (JDB) DENOTES J.D. BARNES LIMITED
 - (615) DENOTES J.H. DIAMOND, O.L.S.
 - (738) DENOTES R.C. KIRKPATRICK, O.L.S.
 - (1546) DENOTES RUDY MAK SURVEYING LTD.
 - (P1) DENOTES PLAN 51R-26298
 - (P2) DENOTES SRPR BY RUDY MAK, O.L.S., DATED MAY 26, 1999
 - (P3) DENOTES PLAN OF SURVEY BY R.C. KIRKPATRICK, O.L.S., DATED APRIL 17, 1979
 - (P4) DENOTES PLAN 51R-41208
 - ⊙ DENOTES MANHOLE
 - ⊕ DENOTES WATER VALVE
 - ⊞ DENOTES ELECTRIC BOX
 - ⊙ DENOTES LIGHT STANDARD
 - ⊕ DENOTES UTILITY POLE
 - DENOTES OVERHEAD WIRES
 - ⊕ DENOTES CATCH BASIN
 - ⊕ DENOTES FIRE HYDRANT
 - DENOTES BOLLARD
 - BF DENOTES BOARD FENCE
 - DENOTES FENCE

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

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2069030



89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

In accordance with Regulation 1026, Section 29(c) DRAWN BY: JAC CHECK BY: RAP FILE NO. 13382

SURVEYOR'S REAL PROPERTY REPORT (PART 2) REPORT SUMMARY

Description of Land
PART OF LOTS 1, 2, 3, 4, 5, AND 6, SOUTH SIDE OF JACOB'S TERRACE, AND PART OF LOTS 2 AND 3, WEST SIDE OF BALDWIN STREET, REGISTERED PLAN 30, GEOGRAPHIC TOWNSHIP OF INNISFIL, CITY OF BARRIE, COUNTY OF SIMCOE.

Registered easements and/or Right-of-Ways
PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.L.N. 58755-0007(L1).

NOTE:
EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CHAIN PATENT, ZONING BY-LAW, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC. AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS. NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.

Boundary Issues
NONE.

Compliance with Municipal Zoning By-Laws
Not certified by this Report.

Additional Remarks
NOTE LOCATION OF WIRE AND CHAIN LINK FENCE AND EDGE OF ASPHALT. P.L.N. DOES NOT INCLUDE "PART OF LOT 6, SOUTH SIDE OF JACOB'S TERRACE, REGISTERED PLAN 30"

THIS REPORT WAS PREPARED FOR TYPHON GROUP LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

DISTANCES
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.998679.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK, UTM ZONE 17, NAD 83 (ORIGINAL) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10

POINT ID	NORTHING	EASTING
ORP A	4914084.92	603963.01
ORP B	4914117.49	604052.38

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

