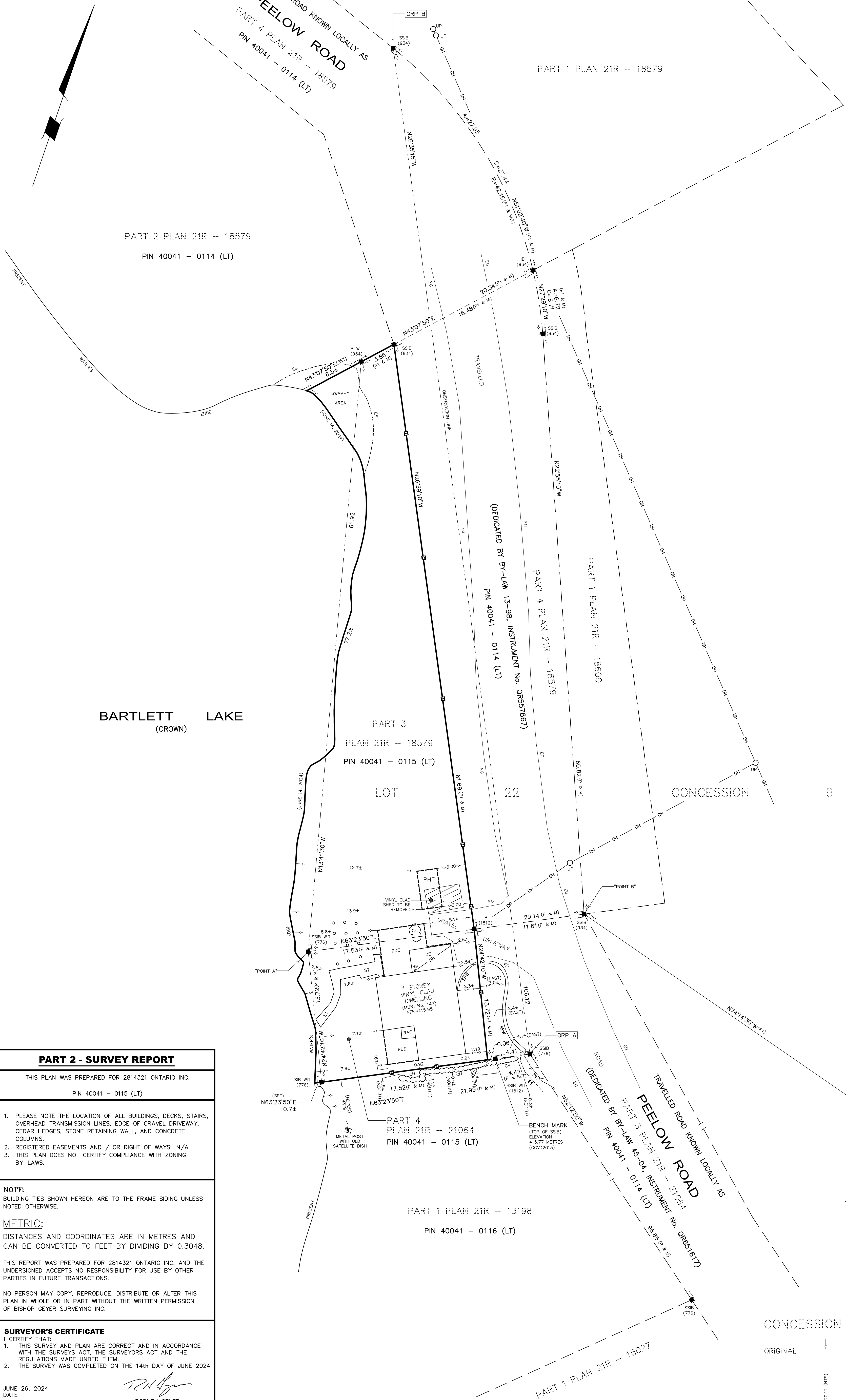


SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOT 22, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF MONTEAGLE
MUNICIPALITY OF HASTINGS HIGHLANDS
COUNTY OF HASTINGS

SCALE 1 : 200 METRIC



RODNEY GEYER O.L.S.



INTEGRATION DATA		
UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE ORP POINTS A AND B, USING THE SMARTNET NETWORK. HAVING A GRID BEARING OF N26°35'15"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 18, NAD 83 (CSRS) (2010) (81°WEST LONGITUDE).		
FOR BEARING COMPARISONS, A ROTATION OF 2'00"50" (CLOCKWISE) WAS APPLIED TO BEARINGS ON PLAN 21R-21064, AND PLAN 21R-18579.		
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000076172.		
OBSERVED REFERENCE POINTS (ORP) : UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.		
POINT ID	NORTHING	EASTING
ORP A	500685.01	276297.59
ORP B	5006879.92	276250.09
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - ✕ DENOTES WOOD STAKES
 - SSB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IBO DENOTES 3/4" DIA. ROUND IRON BAR
 - WT DENOTES WITNESS
 - (934) DENOTES GREG BISHOP SURVEYING and CONSULTING LTD.
 - (934) DENOTES H.C. BISHOP O.L.S.
 - (934) DENOTES BISHOP GEYER SURVEYING INC.
 - (786) DENOTES M.J. McALPINE O.L.S.
 - (1512) DENOTES P.A. MILLER O.L.S.
 - (M) DENOTES MEASURED
 - (P) DENOTES PLAN 21R-21064
 - (PI) DENOTES PLAN 21R-18579
 - NTS DENOTES NOT TO SCALE
 - UP DENOTES UTILITY POLE
 - OH DENOTES OVERHEAD WIRES
 - HM DENOTES HYDRO METER
 - EG DENOTES EDGE OF GRAVEL
 - TS DENOTES TOP OF SLOPE
 - BS DENOTES BOTTOM OF SLOPE
 - SRW DENOTES STONE RETAINING WALL
 - DE DENOTES DECK
 - ST DENOTES STAIRS
 - PDE DENOTES PROPOSED DECK
 - PHT DENOTES PROPOSED HOLDING TANK
 - CH DENOTES CEDAR HEDGE
 - RAC DENOTES ROOF OVER AC FAN
 - DENOTES CONCRETE COLUMNS
 - ES DENOTES EDGE OF SWAMPY AREA

NOTE:
 THE PRESENT WATER'S EDGE OF BARTLETT LAKE SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MONTEAGLE.

ELEVATION NOTE:
 ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM NETWORK RTK OBSERVATIONS [CGVD2013 DATUM].
 A BENCHMARK HAS BEEN SET ON TOP OF THE SSB AT SE CORNER WITH AN ELEVATION OF 415.77 METERS (CGVD2013).

UTILITY POLES TIES FROM "POINT A"		PRESENT WATER'S EDGE TIES FROM "POINT A"	
BEARING	DISTANCE	BEARING	DISTANCE
N34°20'W	5.6	S24°12'E	21.4
N29°42'E	23.9	S24°42'E	18.9
N28°25'W	93.2	S26°41'E	16.6
N28°32'W	93.8	S24°18'E	15.6
		S25°27'E	14.8
		S24°04'E	14.2
		S27°49'E	14.1
		S22°14'E	12.5
		S23°17'E	10.5
		S24°15'E	8.3
		S20°38'E	6.3
		S14°06'E	4.4
		S0°33'W	3.3
		S8°31'W	1.7
		S73°58'W	1.4
		N59°40'W	2.3
		N41°07'W	5.0
		N29°57'W	7.6
		N24°33'W	11.5
		N26°52'W	14.2
		N18°20'W	19.3
		N11°48'W	21.5
		N12°22'W	24.1
		N12°58'W	31.8
		N11°39'W	35.9
		N12°06'W	39.8
		N11°14'W	44.3
		N12°11'W	50.1
		N13°28'W	52.6
		N15°27'W	54.9
		N18°58'W	58.5
		N22°23'W	69.3
		N33°59'W	88.3

PART 2 - SURVEY REPORT

THIS PLAN WAS PREPARED FOR 2814321 ONTARIO INC.
 PIN 40041 - 0115 (LT)

- PLEASE NOTE THE LOCATION OF ALL BUILDINGS, DECKS, STAIRS, OVERHEAD TRANSMISSION LINES, EDGE OF GRAVEL DRIVEWAY, CEDAR HEDGES, STONE RETAINING WALL, AND CONCRETE COLUMNS.
- REGISTERED EASEMENTS AND / OR RIGHT OF WAYS: N/A
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

NOTE:
 BUILDING TIES SHOWN HEREON ARE TO THE FRAME SIDING UNLESS NOTED OTHERWISE.

METRIC:
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS REPORT WAS PREPARED FOR 2814321 ONTARIO INC. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES IN FUTURE TRANSACTIONS.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BISHOP GEYER SURVEYING INC.

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 THE 14th DAY OF JUNE 2024

JUNE 26, 2024
 DATE

Rodney Geyer
 RODNEY GEYER
 ONTARIO LAND SURVEYOR

© COPYRIGHT 2024, BISHOP GEYER SURVEYING INC. THE REPRODUCTION, ALTERATION OR USE OF THIS DRAWING, IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BISHOP GEYER SURVEYING INC. IS STRICTLY PROHIBITED.

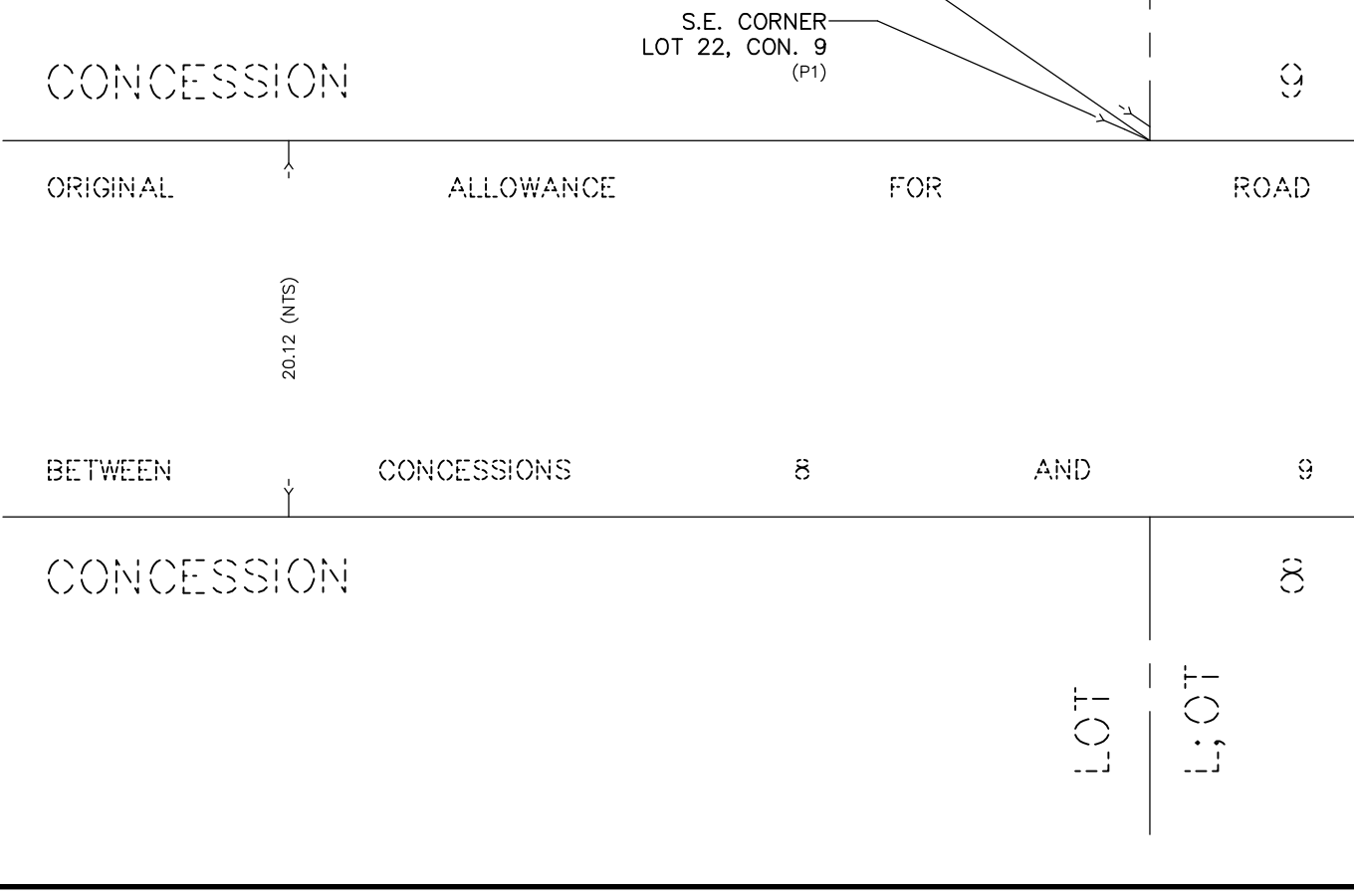
ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-77830

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

In accordance with Regulation 106c, Section 29(3)

CHECKED BY:	DRAWN BY:	REV. DATE:	W.O.:	REV.:
RO	AW	JUNE 26, 2024	2024-64-S1	A

BISHOP GEYER SURVEYING INC.
 ONTARIO LAND SURVEYOR
 BOX 309, HALBURTON, ONTARIO, KOM1S0
 PHONE (705) 457 - 2811



LOT 22
 LOT 21