

PART 7, PLAN RD-434
PART 1, PLAN 51R-12804

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
**PART OF LOT 1
CONCESSION 9**
GEOGRAPHIC TOWNSHIP OF VESPRE
TOWNSHIP OF SPRINGWATER
COUNTY OF SIMCOE

SCALE 1 : 250
RUDY MAK SURVEYING LTD.

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 25TH DAY OF JANUARY, 2023.

FEBRUARY 1, 2023
DATE
RUDY MAK
ONTARIO LAND SURVEYOR

CAUTION
ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

RADIAL TIES TO WATER'S EDGE		RADIAL TIES TO CENTRE OF CREEK			
A-9	N25°41'55"E	3.6±	A-1	N23°54'45"E	42.8±
A-10	N39°46'00"W	2.3±	A-2	N24°14'45"E	40.4±
A-11	N65°41'40"E	4.4±	A-3	N24°33'05"E	33.2±
A-12	N27°09'45"E	13.3±	A-4	N24°41'30"E	32.0±
A-13	N20°14'10"E	23.6±	A-5	N28°30'45"E	23.8±
A-14	N20°08'25"E	31.9±	A-6	N38°22'55"E	14.3±
A-15	N20°25'50"E	40.5±	A-7	N77°32'40"E	6.8±
A-16	N11°53'55"W	10.0±	A-8	N48°34'10"W	4.7±
A-17	N83°02'35"E	9.3±			
A-18	N47°52'00"E	15.7±			
A-19	N32°38'40"E	24.2±			
A-20	N28°54'20"E	33.4±			

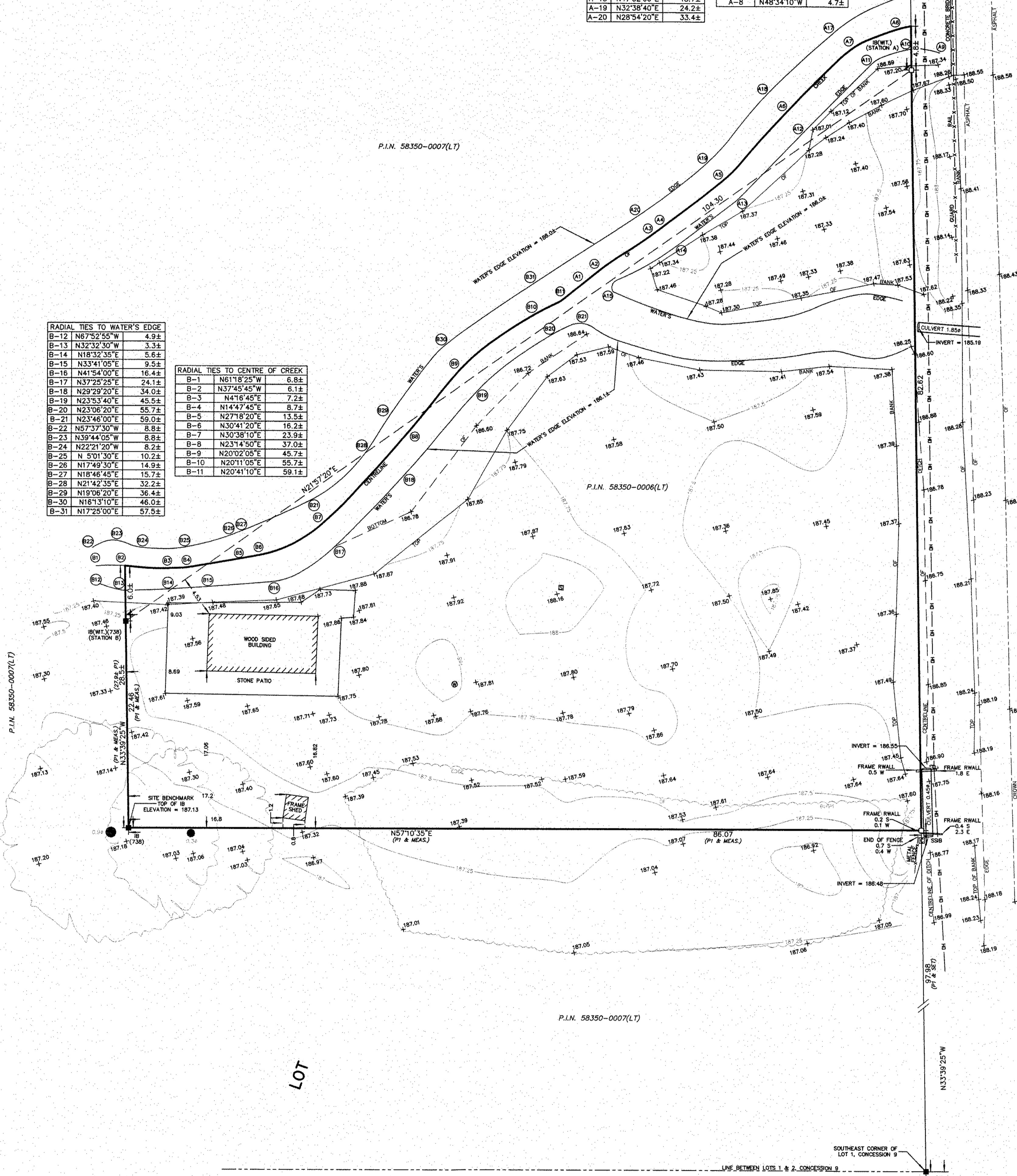
RADIAL TIES TO WATER'S EDGE		RADIAL TIES TO CENTRE OF CREEK			
B-12	N67°52'55"W	4.9±	B-1	N61°18'25"W	6.8±
B-13	N32°32'30"W	3.3±	B-2	N37°45'45"W	6.1±
B-14	N18°32'35"E	5.6±	B-3	N4°16'45"E	7.2±
B-15	N33°41'05"E	9.5±	B-4	N14°47'45"E	8.7±
B-16	N41°54'00"E	16.4±	B-5	N27°18'20"E	13.5±
B-17	N37°25'25"E	24.1±	B-6	N30°41'20"E	16.2±
B-18	N29°29'20"E	34.0±	B-7	N30°38'10"E	23.9±
B-19	N23°53'40"E	45.5±	B-8	N23°14'50"E	37.0±
B-20	N23°06'20"E	55.7±	B-9	N20°02'05"E	45.7±
B-21	N23°46'00"E	59.0±	B-10	N20°11'05"E	55.7±
B-22	N57°37'30"W	8.8±	B-11	N20°41'10"E	59.1±
B-23	N39°44'05"W	6.8±			
B-24	N22°21'20"W	8.2±			
B-25	N 5°01'30"E	10.2±			
B-26	N17°49'30"E	14.9±			
B-27	N18°46'45"E	15.7±			
B-28	N21°42'35"E	32.2±			
B-29	N19°06'20"E	36.4±			
B-30	N18°13'10"E	46.0±			
B-31	N17°25'00"E	57.5±			

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

Description of Land
PART OF LOT 1, CONCESSION 9 GEOGRAPHIC TOWNSHIP OF VESPRE TOWNSHIP OF SPRINGWATER, COUNTY OF SIMCOE Registered easements and/or Right-of-Ways
PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 58350-0006(LT).
NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN.
NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBMISSION 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 FENCING, RETAINING WALLS, STRUCTURES & CENTRE OF CREEK.

THIS REPORT WAS PREPARED FOR WILLIAM SMITH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

P.I.N. 58350-0006(LT)
 (R/W/OWN AS) VESPRE VALLEY ROAD
 ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9



LEGEND

■	DENOTES FOUND SURVEY MONUMENT
□	DENOTES PLANTED SURVEY MONUMENT
▣	DENOTES STANDARD IRON BAR
▤	DENOTES SHORT STANDARD IRON BAR
▥	DENOTES IRON BAR
▧	DENOTES RETAINING WALL
▨	DENOTES FENCING
○	DENOTES DECIDUOUS TREE
⊙	DENOTES SEPTIC LID
⊚	DENOTES OPEN WELL 0.6±
⊛	DENOTES UTILITY POLE
⊜	DENOTES OVERHEAD WIRES
⊝	DENOTES COMMUNICATIONS BOX
⊞	DENOTES R.C. KIRKPATRICK, O.L.S.
(WT.)	DENOTES WITNESS
(P1)	DENOTES PLAN OF SURVEY OF PART OF LOT 1 BY R.C. KIRKPATRICK, O.L.S. DATED: MAY 22, 1989.

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

TIE DISTANCES NOTE:
ALL TIES SHOWN AS N, S, E AND W PROJECTING.

NOTES:
THIS 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.

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 CGVD28:1979 (HTV2.0) DATUM.

BENCHMARK:
SITE BENCHMARK IS THE TOP OF THE IB LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY, HAVING AN ELEVATION OF 187.13.

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

FOR BEARING COMPARISONS, A ROTATION OF 0°44'19" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1).

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 0 1 9 4 8

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 28(3).

RUDY MAK SURVEYING LTD.
ONTARIO LAND SURVEYORS

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DRAWN BY: TM CHECK BY: GM FILE NO. 15729