

PART 1

GEOGRAPHIC TOWNSHIP OF STEPHENSON
TOWN OF HUNTSVILLE
DISTRICT MUNICIPALITY OF MUSKOKA

R.M. McDERMOTT O.L.S.

REPORT SUMMARY (PART 2)
EASEMENTS:
THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY

ACCESS
ACCESS TO THE SUBJECT PROPERTY IS ALONG A PUBLIC ROAD KNOWN LOCALLY AS GREER ROAD

COMPLIANCE WITH ZONING BY-LAWS:
COMPLIANCE WITH ZONING BY-LAWS IS NOT CERTIFIED BY THIS PLAN, HOWEVER IT CONTAINS SUFFICIENT INFORMATION FOR COAST BY THE APPROPRIATE AUTHORITIES.

MUNICIPAL ADDRESS
21 GREER ROAD

APPLICANT PARRIS ALLEN AND KYUNG-A LEE

ZONING INFORMATION
LOT AREA 22215.1 SQUARE METRES
FRONTAGE 248.2 M
TWO STOREY BUILDING AND GARAGE 292.6 SQUARE METRES
PULP MILL 20.1 SQUARE METRES
PETROLEUM STORAGE AREA 150.2 SQUARE METRES
DIESEL TANKS 21.1 SQUARE METRES

THIS REPORT WAS PREPARED FOR PARRIS ALLEN AND KYUNG-A LEE AND ALL OTHER PARTIES TO THE TRANSACTION. THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES IN FUTURE TRANSACTIONS.

PART 2
THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED DECEMBER 30, 2021.

PART 2
35R-11244
PIN 48121-0667(LT)

Locally
significant
wetland

PART 5

PART 2
35R-11244
PIN 48121-0667(LT)

-PART 1-
35R-3896
PIN 48121-0668(LT)

PART 4
35R-11244
PIN 48121-0669(LT)

PART 5
35R-11244

PART 6
35R-11244

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5
KNOWN LOCALLY AS SOUTH MARY LAKE ROAD
PIN 48121-1232(LT)

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

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM REAL TIME NETWORK (RTN) GPS OBSERVATIONS UTM ZONE 17, NAD83 (CSRS) (2010.0)

BEARING REFERENCE	
1	2
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9	10
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95	96
97	98
99	100

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS
5 AND 2 BY REAL TIME NETWORK (RTK) OBSERVATION, UTM ZONE 17
NAD83 (CSRS) (2010.0)

NOTE

FOR BEARING COMPARISONS, A ROTATION OF 1°03'49" COUNTER-CLOCKWISE WAS APPLIED TO PLAN P1 TO CONVERT TO UTM BEARINGS.

INTEGRATION TABLE			
POINT ID	NORTHING	EASTING	REMARKS
GRP 5	5006233.89	632544.25	SSB(C&J)
GRP 2	5006472.27	632570.59	IB(136)
GRP 6	5006174.51	632622.45	SB(MTC)

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 17 (81°W LONGITUDE)
NAD83 (CSRS) AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS OF A
RURAL ARFA AT A 95% CONFIDENCE LEVEL, AS PER SEC. 14(2) OF REG. 216/10.

DISTANCES

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99977476784

NOTE

C&J - DENOTES COOTE AND JACKSON, O.L.S.
 MTO - DENOTES MINISTRY OF TRANSPORTATION ONTARIO
 1368 - DENOTES M. KUIPERSHMOET, O.L.S.
 P1 - DENOTES PLAN 35R-11244
 P2 - DENOTES PLAN 35R-9929
 HP - DENOTES HYDRO POLE
 AN - DENOTES ANCHOR WIRE
 BP - DENOTES BELL POLE
 LS - DENOTES LIGHT STANDARD

NOTE:

NOTE: BUILDING LINES AS SHOWN ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES

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.

PORT SYDNEY, ONTARIO
DECEMBER 30, 2021

R.M. McDERMOTT

LEGEND

- LEGEND**
- SIB - DENOTES STANDARD IRON BAR
 - SSIB - DENOTES SHORT STANDARD IRON BAR
 - IB - DENOTES IRON BAR
 - IRB - DENOTES IRON BAR ROUND
 - RB - DENOTES ROCK BAR
 - RP - DENOTES ROCK POST
 - IT - DENOTES IRON TUBE
 - (OU) - DENOTES ORIGIN UNKNOWN
 - (M) - DENOTES MEASURED
 - - DENOTES MONUMENT FOUND
 - - DENOTES MONUMENT PLANTED

**ROBERT M. McDERMOTT
SURVEYING LIMITED
ONTARIO LAND SURVEYORS**
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