

2m 0 2 10m

SCALE 1 : 200

DESCRIPTION OF LAND
- PART OF LOT 16, CONCESSION 13, GEOGRAPHIC TOWNSHIP OF BRUNEL
NOW IN THE TOWN OF HUNTSVILLE, DISTRICT MUNICIPALITY OF MUSKOKA,
BEING ALL OF THE LAND DESCRIBED IN PIN 48099-0562 (LT).

BOUNDARY ELEMENTS
- AS SHOWN

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
- NOT CONFIRMED BY THIS REPORT, SETBACKS AS SHOWN

- 389 SOUTH FAIRY LAKE ROAD

THIS REPORT WAS PREPARED FOR GASTON SALONIA AND CHANELLE STEPHANIE SALONIA.
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ANY UNDERGROUND SERVICES AND THEIR POSITIONS ARE NOT CONFIRMED BY THIS REPORT.

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBJECT TO THE DATE OF CERTIFICATION.

BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY LIMITS AND ARE TO EXTERIOR SIDING.

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) GNSS OBSERVATIONS, UTM ZONE 17, NAD83(CSRs)(2010.0), HAVING A BEARING OF N23°56'50"W AS SHOWN HEREON.

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

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY
A COMBINED SCALE FACTOR OF 0.999800.


CONVERGENCE NOTE:
A CONVERGENCE (ROTATION) FACTOR OF 1°11'50" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN 35R-17579 AND A PLAN OF SURVEY BY K. I. BEACON O.L.S. DATED AUGUST 26, 1963, ATTACHED TO DM42329 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

THE ORIGINAL WATER'S EDGE AS SHOWN HEREON WAS RE-ESTABLISHED BY TAKING SOUNDINGS TO CONTOUR OF ELEVATION 282.76m CGVD28:78 AND IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL WATERS EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF BRUNEL.

I CERTIFY THAT:

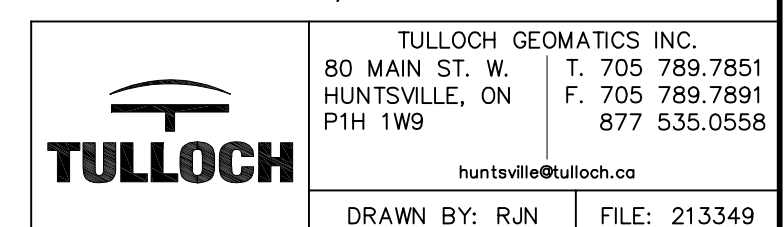
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE 7th DAY OF JANUARY, 2022



JASON KELSALL
ONTARIO LAND SURVEYOR

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AREA OF FEATURES		
TOTAL SUBJECT PARCEL		960.4 Sq.m.±
TOTAL OSRA (DRY LAND)		500.2 Sq.m.±
TOTAL OSRA (FLOODED LAND)		117.5 Sq.m.±
STRAIGHT LINE FRONTAGE		30.9±
STRUCTURES		
#	DESCRIPTION	AREA
A	GARAGE	62.89 Sq.m.
B	DWELLING	127.52 Sq.m.
C	DECK	46.30 Sq.m.
D	FLOATING DOCK	15.35 Sq.m.

INTEGRATION COORDINATE TABLE		
SPECIFIED CONTROL POINT (SCP) AND OBSERVED REFERENCE POINTS (ORP'S) UTM ZONE 17 (81°00'W LONGITUDE) NAD83(CRS)(2010.0) COORDINATES TO URBAN ACCURACY PER SECTION 14(2) OR O.REG 216/10.		
SCP 01019875257	NORTHING 5022342.994	EASTING 639735.317
ORP A B	NORTHING 5019304.602 5019338.199	EASTING 641347.082 641331.162
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

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