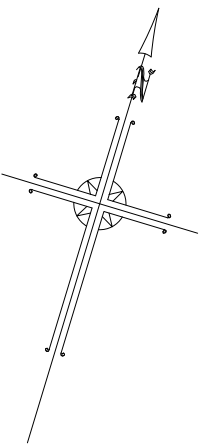
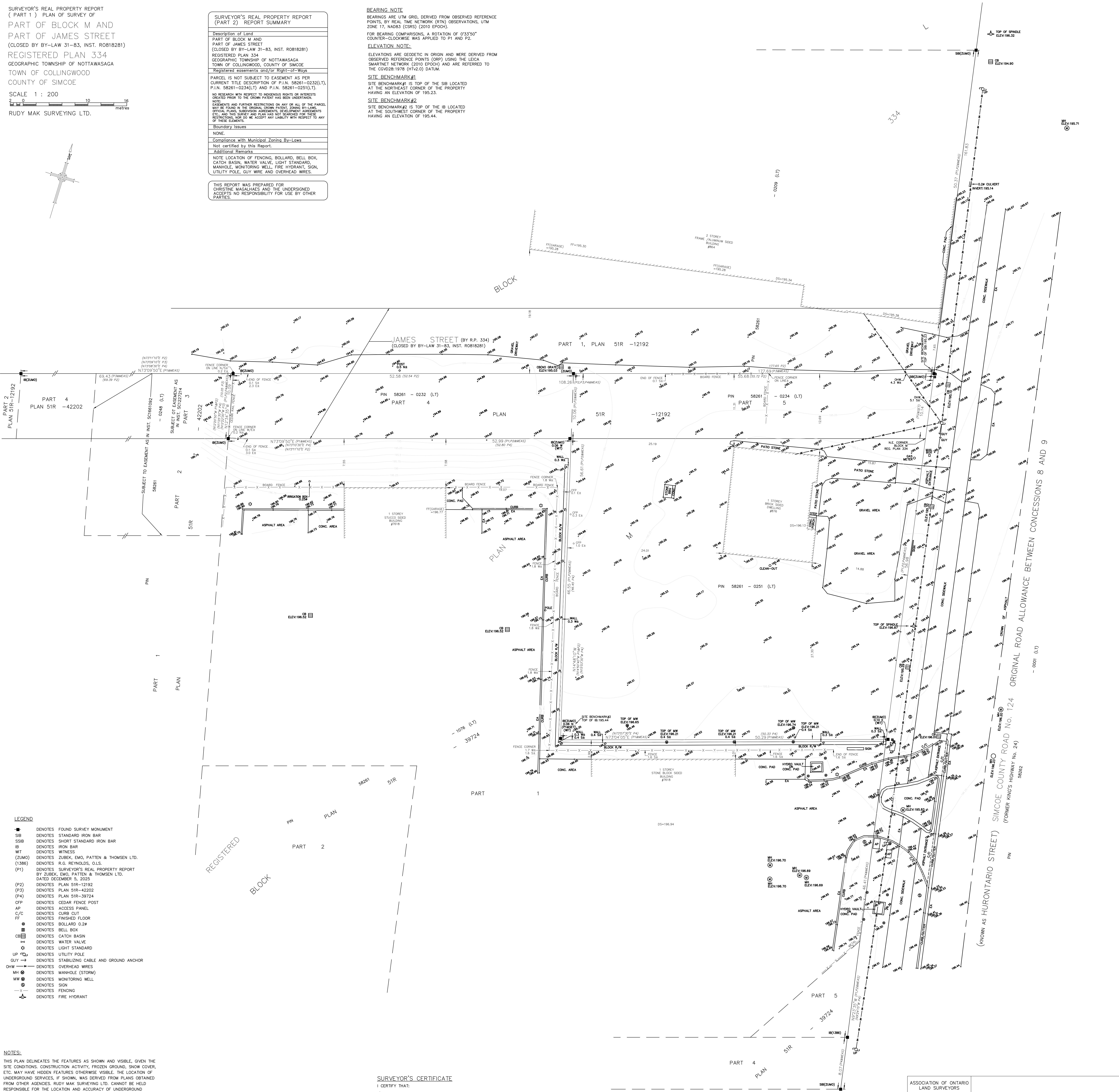


SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
PART OF BLOCK M AND
PART OF JAMES STREET
(CLOSED BY BY-LAW 31-83, INST. R0818281)
REGISTERED PLAN 334
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
TOWN OF COLLINGWOOD, COUNTY OF SIMCOE
COUNTY OF SIMCOE
SCALE 1 : 200
RUDY MAK SURVEYING LTD.



SURVEYOR'S REAL PROPERTY REPORT (PART 2) REPORT SUMMARY
Description of Land
PART OF BLOCK M AND PART OF JAMES STREET (CLOSED BY BY-LAW 31-83, INST. R0818281) REGISTERED PLAN 334 GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA TOWN OF COLLINGWOOD, 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. 58261-0232(LT), P.I.N. 58261-0234(LT) AND P.I.N. 58261-0251(LT).
NOTE: NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN.
EASEMENTS AND FURTHER RESTRICTIONS ON ANY ON ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT ZONING BY-LAWS 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, BOLLARD, BELL BOX, CATCH BASIN, WATER VALVE, LIGHT STANDARD, MANHOLE, MONITORING WELL, FIRE HYDRANT, SIGN, UTILITY POLE, GUY WIRE AND OVERHEAD WIRES.
THIS REPORT WAS PREPARED FOR CHRISTINE MAGALHAES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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°33'50"
COUNTER-CLOCKWISE WAS APPLIED TO P1 AND P2.
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 CGVD28-1978 (HTv2.0) DATUM.
SITE BENCHMARK#1
SITE BENCHMARK#1 IS TOP OF THE SIB LOCATED
AT THE NORTHEAST CORNER OF THE PROPERTY
HAVING AN ELEVATION OF 195.23.
SITE BENCHMARK#2
SITE BENCHMARK#2 IS TOP OF THE IB LOCATED
AT THE SOUTHWEST CORNER OF THE PROPERTY
HAVING AN ELEVATION OF 195.44.



- LEGEND
- DENOTES FOUND SURVEY MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WT DENOTES WITNESS
 - (2UM3) DENOTES ZUBEK, EMO, PATTEN & THOMSEN LTD.
 - (1386) DENOTES R.G. REYNOLDS, OLS.
 - (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT
BY ZUBEK, EMO, PATTEN & THOMSEN LTD.
DATED DECEMBER 5, 2025
 - (P2) DENOTES PLAN S1R-12192
 - (P3) DENOTES PLAN S1R-42202
 - (P4) DENOTES PLAN S1R-39724
 - CPF DENOTES CEDAR FENCE POST
 - AP DENOTES ACCESS PANEL
 - C/C DENOTES CURB CUT
 - FF DENOTES FINISHED FLOOR
 - DENOTES BOLLARD 0.24
 - DENOTES BELL BOX
 - DENOTES CATCH BASIN
 - DENOTES WATER VALVE
 - DENOTES LIGHT STANDARD
 - UP ○ DENOTES UTILITY POLE
 - GUY → DENOTES STABILIZING CABLE AND GROUND ANCHOR
 - OHW → DENOTES OVERHEAD WIRES
 - MH ○ DENOTES MANHOLE (STORM)
 - MW ○ DENOTES MONITORING WELL
 - DENOTES SIGN
 - x- DENOTES FENCING
 - DENOTES FIRE HYDRANT

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 LTD. 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.

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

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

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

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND, IN ACCORDANCE
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 13TH DAY OF
APRIL, 2026.

APRIL 23, 2026
DATE
GURJIT MAHANT
ONTARIO LAND SURVEYOR

(KNOWN AS) POPLAR SIDEROAD
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 39 AND 40

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V - 1 3 0 2 7 0

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
(in accordance with
Regulation 1026, Section 29(3))

T:\BLOCK-CAD\BORDER-RUDYMAK\Rudy Mak 45132 web logo.jpg

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL: MAIL@MAKSURVEYING.COM

DRAWN BY: YZL CHECK BY: CM FILE NO. 18169