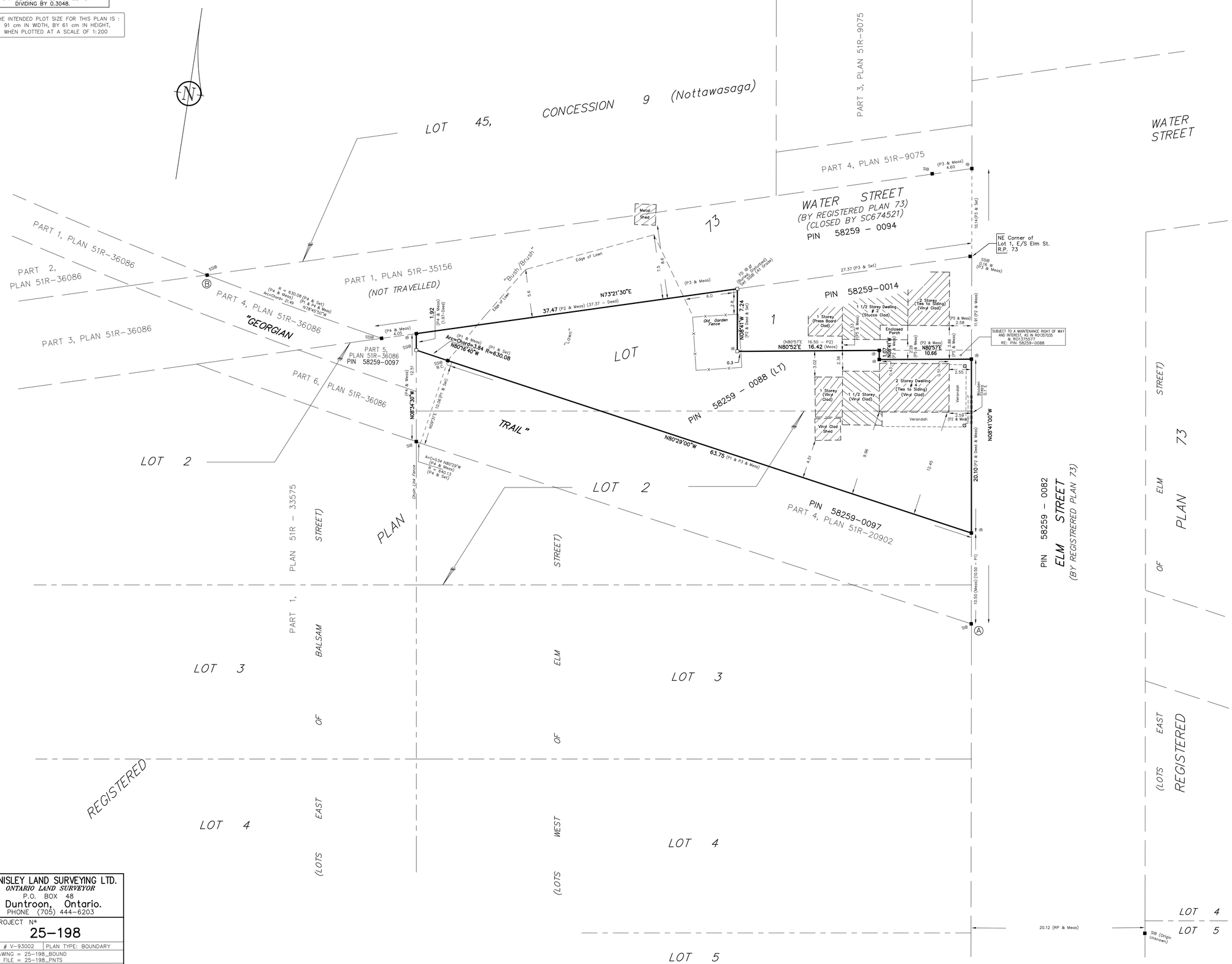
METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES, AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THE INTENDED PLOT SIZE FOR THIS PLAN IS : 91 cm IN WIDTH, BY 61 cm IN HEIGHT, WHEN PLOTTED AT A SCALE OF 1:200

THIS REPORT HAS BEEN PREPARED FOR G. ANDERSON AND HER AGENTS, FOR PLANNING PURPOSES. THE AUTHOR ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



PLAN OF SURVEY OF
PART OF LOTS 1 AND 2,
WEST SIDE OF ELM STREET,
REGISTERED PLAN 73,
TOWN OF COLLINGWOOD,
COUNTY OF SIMCOE.

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5 4 3 2 1 0 5 10 Metres
Scale = 1:200

LEGEND

1) □ DENOTES SURVEY MONUMENT SET
2) ■ " SURVEY MONUMENT FOUND
3) SIB " STANDARD IRON BAR (0.025 SQUARE)
4) IB " IRON BAR (0.016 SQUARE)
5) SSIB " SHORT STANDARD IRON BAR (0.025 SQUARE) (SHALLOW OVERBURDEN IN AREA)
6) ∅ " ROUND SURVEY MONUMENT
7) PIN " LAND REGISTRY PROPERTY IDENTIFIER NUMBER
8) ZUMO " ZUBEK, EMO & PATTEN LTD
9) RP " REGISTERED PLAN 73
10) P1 " DEPOSITED PLAN 51R-20902
11) P2 " PLAN ATTACHED TO RO351672 (RE: PIN 58259-0088)
12) P3 " DEPOSITED PLAN 51R-35156
13) P4 " DEPOSITED PLAN 51R-36086
14) P5 " PLAN BY ZUBEK, EMO & PATTEN (AUGUST 18, 1994; FILE: B73-08-1)
15) Deed " INSTRUMENT RO1357035 (RE: PIN 58259-0088)
16) B.C. " BEGINNING OF CURVE
17) FOUND MONUMENTS HAVE BEEN IDENTIFIED AS BEING MARKED "ZUMO", UNLESS NOTED OTHERWISE.
18) FOR BEARING COMPARISON PURPOSES, A ROTATION OF 00°30'30", COUNTERCLOCKWISE, HAS BEEN APPLIED TO P1, P2, P3 AND P4, TO CONVERT TO GRID BEARINGS.

INTEGRATION – OBSERVED REFERENCE POINTS

THE COORDINATES OF THE OBSERVED REFERENCE POINTS (ORP's) HAVE BEEN DETERMINED USING REAL TIME NETWORK GNSS OBSERVATIONS AT THE POINTS ILLUSTRATED HEREON.

COORDINATE SYSTEM DATUM = ZONE 17, UTM NAD-1983 ; CSRS (CBN v6, EPOCH 2010.0)
ORP ACCURACIES TO MEET URBAN STANDARDS AS PER SECTION14(2) OF ONT. REG.216/10

POINT	NORTHING	EASTING	DESCRIPTION
ORP "A"	4928013.89	560972.88	SIB
ORP "B"	4928040.35	560879.39	SSIB

BEARINGS – ARE UTM GRID, BEING REFERRED TO THE ORP's NOTED ABOVE

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

SCALE FACTOR (GROUND TO GRID)

DISTANCES SHOWN HEREON ARE GROUND DISTANCES, AND CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF : 0.99961 (DETERMINED ON SITE)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

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

2) THE SURVEY WAS COMPLETED ON THE 22nd DAY OF SEPTEMBER, 2025

SEPTEMBER 25th, 2025
DATE

MARTIN KNISLEY
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER : V-93002

KNISLEY LAND SURVEYING LTD.
ONTARIO LAND SURVEYOR
P.O. BOX 48
Duntroon, Ontario.
PHONE (705) 444-6203

PROJECT Nº
25-198

SRD # V-93002 | PLAN TYPE: BOUNDARY
DRAWING = 25-198_BOUND
CRD FILE = 25-198_PNTS
SHEET SIZE = 24x36"
PROP ADDRESS = # 4 ELM STREET