

SURVEYOR'S REAL PROPERTY REPORT  
( PART 1 ) PLAN OF SURVEY OF  
**PART OF LOTS 20 AND 21  
WEST SIDE OF BAY STREET  
REGISTERED PLAN 2  
TOWN OF PARRY SOUND  
DISTRICT OF PARRY SOUND**

SCALE 1 : 125  
0.5 0.5 1.5 2.5 5 7.5 10 metres

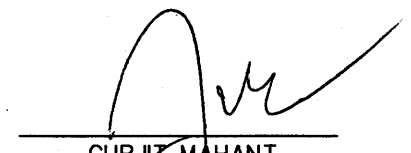
RUDY MAK SURVEYING LTD.

**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 JULY, 2024.

JULY 29, 2024  
DATE

  
GURJIT MAHANT  
ONTARIO LAND SURVEYOR

**CAUTION**

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

**BEARING NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS FROM OBSERVED REFERENCE POINTS, HAVING A BEARING OF N32°42'20"E, UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010 EPOCH).  
FOR BEARING COMPARISONS, A ROTATION OF 00°24'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 & P4.  
FOR BEARING COMPARISONS, A ROTATION OF 00°44'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P3.

**METRIC**

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

**LEGEND**

- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- CP DENOTES CONCRETE PIN
- IP DENOTES IRON PIPE
- x— DENOTES BOARD FENCING
- (JTC) DENOTES J.T. COLTHAM, O.L.S.
- (BT) DENOTES B. TOMPSETT, O.L.S.
- (981) DENOTES L.U. MAUGHAN, O.L.S.
- (1181) DENOTES D.E. MAGEE, O.L.S.
- (1311) DENOTES P.F. FORTH, O.L.S.
- (WIT) DENOTES WITNESS
- (P1) DENOTES PLAN 42R-18348
- (P2) DENOTES PLAN 42R-19356
- (P3) DENOTES PLAN 42R-14964
- (P4) DENOTES PLAN 42R-11106
- (P5) DENOTES PLAN OF SURVEY BY L.U. MAUGHAN, O.L.S. DATED: JUNE 14, 1967
- (P6) DENOTES PLAN OF SURVEY BY P.F. FORTH, O.L.S. DATED: NOVEMBER 5, 1999
- BRW DENOTES BRICK RETAINING WALL
- CRW DENOTES CONCRETE RETAINING WALL
- DENOTES UNDERGROUND ELECTRICAL SERVICE JUNCTION BOX
- ⊗/WV DENOTES WATER VALVE
- ☆ DENOTES LIGHT STANDARD/POST

REGISTERED PLAN 86

LOT 19

PART 3,  
PLAN 42R-11106

PART PLAN 42R - 11106

PART 1,  
PLAN 42R-18348  
SEE COURT ORDER  
CV-2004-222

REGISTERED PLAN 2

N28°13'15"W  
(P1 & MEAS.)  
6.24  
(P1 & MEAS.)

#20  
1 STOREY  
VINYL SIDED  
DWELLING

N30°14'20"W  
(P1 & MEAS.)  
17.89  
(P1 & MEAS.)

PART 1,  
PLAN 45R-19356  
SEE COURT ORDER  
CV-2004-239  
P.I.N. 52019-0238 (LT)

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

**Description of Land**  
PART OF LOTS 20 AND 21  
WEST SIDE OF BAY STREET  
REGISTERED PLAN 2  
TOWN OF PARRY SOUND  
DISTRICT OF PARRY SOUND

**Registered easements and/or Right-of-Ways**

PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 52104-0128(LT) AND P.I.N. 52019-6238(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, SUBDIVISION 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.

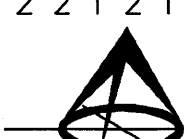
**Additional Remarks**

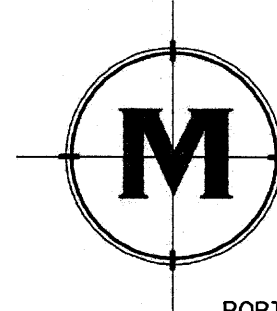
NOTE LOCATION OF FENCES, RETAINING WALLS, DECK, ASPHALT DRIVEWAY, BRICK WALKWAY, BRICK STAIRS, PILLARS, GARDEN, AND PORCH.

THIS REPORT WAS PREPARED FOR PARRY SOUND PROPERTY CORP. AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2 2 1 2 1 5 2

  
THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 20(3)



**RUDY MAK  
SURVEYING LTD.**  
ONTARIO LAND SURVEYORS

32 PORT SEVERN RD N  
PORT SEVERN, ONTARIO L0K 1S0 (705) 481-1558  
E-MAIL MAILMUSKOKA@MAKSURVEYING.COM

DRAWN BY: EL CHECK BY: AP/GM FILE NO. 16769