

AREA OF FEATURES		
STRUCTURES		
#	DESCRIPTION	AREA
A	DOCK	22.8m ²
B	RAMP	2.6m ²
C	DECK	22.4m ²
D	DWELLING	76.1m ²
E	DECK	9.7m ²

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOT 2, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF FOLEY
NOW IN THE TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND
TULLOCH GEOMATICS INC.
2025
SCALE 1:500

5m 0 5 25m

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH
BY 914mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500.

SURVEYOR'S REAL PROPERTY REPORT, PART 2

DESCRIPTION OF LAND
PART OF LOT 2, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF FOLEY, NOW IN THE
TOWNSHIP OF SEGUIN, DISTRICT OF PARRY SOUND, BEING ALL OF THE LAND DESCRIBED IN PIN
52179-0328.

BOUNDARY ELEMENTS
- AS SHOWN

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

MUNICIPAL ADDRESS

- 74 LIONESS ROAD, PARRY SOUND

ADDITIONAL REMARKS

THIS REPORT WAS PREPARED FOR SCOTT RUSSELL.
THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
ANY UNDERGROUND SERVICES AND THEIR POSITIONS ARE NOT CONFIRMED
BY THIS REPORT.

NOTE:

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 TO PROPERTY LIMITS AND ARE
TO EXTERIOR SIDING.

METRIC:

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

DISTANCE NOTE:

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM
GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999664.

BEARING NOTE:

BEARINGS ARE UTM GRID DERIVED FROM SIMULTANEOUS GNSS OBSERVATIONS FROM OBSERVED
REFERENCE POINTS A AND B USING THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE
REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST LONGITUDE) NAD83
(CSRS)(2010.0).

ROTATION NOTE:

A ROTATION OF 0°50'40" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC
BEARINGS OF UNDERLYING PLANS 42R-5600 AND PSR-1434 TO ACCOUNT FOR DIFFERENT
REFERENCE MERIDIANS.

LEGEND:

■	DENOTES FOUND MONUMENT
□	DENOTES PLANTED MONUMENT
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
●	DENOTES ROUND
ORP	DENOTES OBSERVED REFERENCE POINT
PIN	DENOTES PROPERTY IDENTIFICATION NUMBER
M	DENOTES MEASURED
S	DENOTES SET
WIT	DENOTES WITNESS
P1	DENOTES PLAN 45R-5600
P2	DENOTES PLAN PSR-1434
P3	DENOTES A PLAN OF SURVEY ATTACHED TO INSTRUMENT R024705
LUM	DENOTES L. U. MAUGHAN, O.L.S.
JW	DENOTES J. K. WHITE, O.L.S.
980	DENOTES G. M. LOWE, O.L.S.
UP	DENOTES T. G. CAHILL, O.L.S.
S/A	DENOTES SPLIT ANGLE

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS DERIVED FROM GNSS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE AND ARE REFERRED TO UTM ZONE 17 (81°00' WEST LONGITUDE), NAD83 (CSRS)(2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10.		
ORP	NORTHING	EASTING
A	5018040.149	589567.166
B	5017848.673	589294.801
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		


FEATURE COORDINATE TABLE		
ALL COORDINATES ARE UTM ZONE 17 (81°00' LONGITUDE) NAD83(CSRS)(2010.0)		
WATER'S EDGE		
No.	NORTHING±	EASTING±
1	5018071.5	589486.1
2	5018064.3	589499.1
3	5018039.1	589500.6
4	5018007.2	589493.4
5	5018008.4	589480.9
6	5018009.4	589473.6
7	5018006.9	589464.4
8	5018008.5	589456.0
10	5018008.7	589445.1
11	5018010.0	589442.0
12	5018008.3	589430.9
13	5017994.9	589422.4
14	5017991.8	589417.1
15	5017986.5	589409.4
16	5017983.0	589401.8
17	5017981.2	589392.5
18	5017979.8	589390.8
19	5017978.4	589383.2
20	5017979.1	589379.4
21	5017977.6	589374.7
22	5017972.8	589370.8
23	5017972.9	589362.9
24	5017969.6	589358.6
25	5017965.8	589341.0
26	5017961.2	589333.9
27	5017957.7	589322.8
28	5017957.3	589306.3
29	5017958.9	589299.0
30	5017958.7	589290.5
31	5017958.0	589279.6
32	5017961.9	589272.0
33	5017962.9	589263.7
34	5017963.9	589253.6
35	5017961.4	589247.8
36	5017956.1	589239.9
37	5017951.4	589230.7

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- (2) THE SURVEY WAS COMPLETED ON THE 20th DAY OF DECEMBER, 2024.

FEBRUARY 20, 2025
DATE


DARREN R. WALKER
ONTARIO LAND SURVEYOR

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PART WITHOUT THE EXPRESS PERMISSION OF TULLOCH GEOMATICS INC. IS
STRICTLY PROHIBITED.
NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE SURVEYOR

WATER NOTE:

THE LIMIT OF LIONESS LAKE AS SHOWN HEREON IS THE
BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER
MARK OR WATER'S EDGE AS IT EXISTED AT THE TIME OF
THE ORIGINAL SURVEY OF THE TOWNSHIP OF FOLEY.

LIONESS LAKE IS NOT ARTIFICIALLY REGULATED.

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