



SURVEYOR'S REAL PROPERTY REPORT, PART 1  
PLAN OF SURVEY  
OF PART OF LOT 9, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF CHAFFEY  
NOW IN THE TOWN OF HUNTSVILLE  
DISTRICT MUNICIPALITY OF MUSKOKA  
KPK SURVEYING INC.  
2023

SURVEYOR'S REAL PROPERTY REPORT, PART 2

DESCRIPTION OF LAND  
- PART OF LOT 9, CONCESSION 2 AS IN DM159080, GEOGRAPHIC TOWNSHIP OF CHAFFEY, NOW IN THE TOWN OF HUNTSVILLE, DISTRICT MUNICIPALITY OF MUSKOKA, BEING ALL OF THE LAND DESCRIBED IN PIN 48095-0028.

BOUNDARY ELEMENTS  
- AS SHOWN

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

MUNICIPAL ADDRESS

- 355 FALCON ROAD, HUNTSVILLE

ADDITIONAL REMARKS

THIS REPORT WAS PREPARED FOR KENNETH WONG.  
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 OR RADIAL 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.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999793.

BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY BASE/ROVER GPS OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR UTM ZONE 17 (81°00' WEST LONGITUDE), NAD83(CSRS)(2010.0).

CONVERGENCE NOTE:

A ROTATION FACTOR OF 1°10'10" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN P AND A ROTATION FACTOR OF 1°03'55" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLAN P1 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

WATER NOTE:

THE ORIGINAL WATER'S EDGE AS SHOWN HEREON AS BEEN ESTABLISHED AT A CONTOUR ELEVATION OF 282.76m AND HAS BEEN ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE LIMIT OF LAKE VERNON.

LAKE VERNON IS REGULATED BY A DAM ON THE NORTH BRANCH OF THE MUSKOKA RIVER.

LEGEND:

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- 662 DENOTES J.E. SEARS, O.L.S.
- C&J DENOTES COOTE AND JACKSON, O.L.S.
- 812 DENOTES N.P. LYNDON, O.L.S.
- 1730 DENOTES ROBERT M. McDERMOTT SURVEYING LIMITED, O.L.S.
- P DENOTES SRPR BY ROBERT M. McDERMOTT SURVEYING LIMITED, O.L.S.
- DATED JUNE 16th, 2018 (FILE No. 2018-21)
- P1 DENOTES PLAN 35R-6619
- M DENOTES MEASURED
- S DENOTES SET
- ORP DENOTES OBSERVED REFERENCE POINT
- WP1 DENOTES WOOD POLE AND NUMBER
- AN1 DENOTES ANCHOR AND NUMBER
- WIT DENOTES WITNESS
- T DENOTES TREE
- SLF DENOTES STRAIGHT LINE FRONTAGE

INTEGRATION COORDINATE TABLE		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT POSITIONING (PPP) SERVICE, UTM ZONE 17 (CSRS)(2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.R.G 216/10		
ORP	NORTHING	EASTING
A	5020576.40	637766.60
B	5020716.12	637753.73
C	5020743.00	637794.54
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

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 15th DAY OF SEPTEMBER, 2023



KPK SURVEYING INC.  
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KPKSURVEYING.CA

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REVISED 2024/10/16 TO INCLUDE PROPOSED WALKWAY DOWN TO DOCK  
REVISED 2024/09/12 TO INCLUDE BUILDING HEIGHTS AND DOCK WIDTHS

DATE \_\_\_\_\_ KEVIN P. KUJALA  
ONTARIO LAND SURVEYOR