

PLAN of SURVEY of
PART OF LOT 22, BROKEN FRONT CONCESSION
Geographic Township of Escott
TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS
COUNTY of LEEDS
SCALE = 1:400

HOPKINS CHITTY LAND SURVEYORS INC.
-2024-
THE INTENDED PLOT SIZE OF THIS PLAN IS 610MM IN WIDTH
BY 914MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400



PLAN 28R-15928

Received and deposited

August 9th, 2024

Nicole Griffin

Representative for the
Land Registrar for the
Land Titles Division of
Leeds (No.28)

SCHEDULE			
PART	LOT	CON.	PIN No.
1	Part of 22	Broken Front	All of 44317-0177(LT)
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

PART 4 IS SUBJECT TO EASEMENT AS PER INSTRUMENTS No. LR28623 & ES7372.

PART 6 IS SUBJECT TO EASEMENT AS PER INSTRUMENTS No. LR28623 & ES7372.

PART 7 IS SUBJECT TO EASEMENT AS PER INSTRUMENT No. LE76516.

PART 8 IS SUBJECT TO EASEMENT AS PER INSTRUMENT No. LR28623.

PART 10 IS SUBJECT TO EASEMENT AS PER INSTRUMENT No. LE76516.

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 18, NAD83 (CSRS) (2010) DERIVED FROM REAL-TIME NETWORK (RTN) GPS OBSERVATIONS COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'	4920113.86	429479.76
ORP 'B'	4920414.09	429745.46

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

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18, NAD83 (CSRS) (2010).

FOR BEARING COMPARISONS, A ROTATION OF 0°43'30" CLOCKWISE WAS APPLIED TO BEARINGS ON (P2), (P3), (D1) & (D2).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999654.

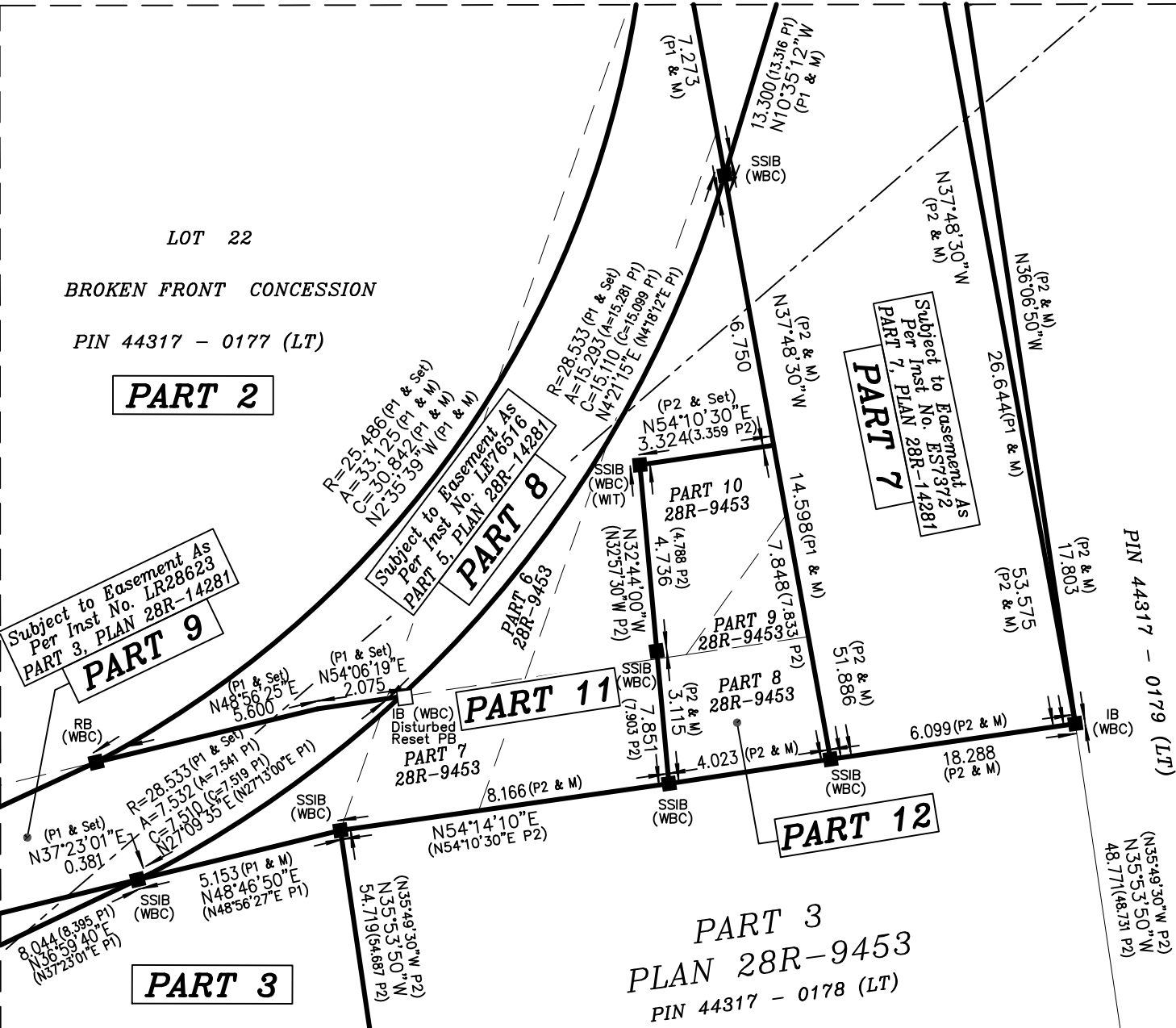
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN

- denotes Planted Survey Monument
- denotes Found Survey Monument
- SSIB denotes Standard Iron Bar
- IB denotes Iron Bar
- IB# denotes Iron Bar (round)
- RB denotes Rock Bar
- CM denotes Concrete Monument
- IP denotes Iron Pipe
- RPL denotes Rock Plug
- (WT) denotes Witness
- (M) denotes Measured
- CC denotes Cut Cross
- (OU) denotes Origin Unknown
- (MTO) denotes Ministry of Transportation Ontario
- (WBC) denotes Collett Surveying Ltd.
- (613) denotes R. F. Muckelstone-O.L.S.
- (783) denotes Kenneth M. Wiseman-O.L.S.
- (P1) denotes Reference Plan 28R-14281
- (P2) denotes Reference Plan 28R-9453
- (P3) denotes Deposited Plan No. 577 M.T.O. File P-2016-2
- (D1) denotes Instrument No. ES7372
- (D2) denotes Instrument No. ES7472, attached Plan by (783) revised October 17, 1967.
- UP denotes Utility Pole
- OHSW denotes Overhead Service Wire
- PWF denotes Post and Wire Fence

Detail "A" Scale 1:150



SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- This Survey and Plan are correct and in accordance with the SURVEYS ACT, the SURVEYORS ACT and the LAND TITLES ACT and the REGULATIONS made under them.
 - The SURVEY was completed on the 3rd day of June, 2024.

DATE: JUNE 3, 2024

Thomas MacDonald - O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-79484.

Party Chief: B.K.	Instrument: P.K.	Checked By: J.I.	Plan By: J.I.
HOPKINS CHITTY LAND SURVEYORS INC. Ontario Land Surveyors www.hopkinschitty.com			
1224 GARDINERS ROAD, SUITE 102 KINGSTON, ONTARIO K7P-0C2 Tel: (613) 384-9266 Fax: (613) 384-3513		PROJECT No. 2023-0550 LOT 22, BROKEN FRONT CONCESSION TOWNSHIP OF ESCOTT	



STADIA TABLE			
From	To	Bearing	Distance
Station C	1	N67°51'30"E	2.3±
	2	N32°19'25"E	5.8±
	3	N26°07'15"E	12.2±
	4	N26°08'05"E	18.2±
	5	N28°13'15"E	22.6±
	6	N30°40'45"E	27.8±

St. Lawrence River