Surveyor's Real Property Report (PART 1)

PART OF LOT 22, BROKEN FRONT CONCESSION

Geographic Township of Escott

TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

COUNTY of LEEDS

SCALE = 1:400

10metres 0 10 20 30 40metres

HOPKINS CHITTY LAND SURVEYORS INC.
-2024-

SURVEY REPORT - PART 2

DESCRIPTION:

PART OF LOT 22, BROKEN FRONT CONCESSION, GEOGRAPHIC TOWNSHIP OF ESCOTT, TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS, COUNTY OF LEEDS BEING PARTS 1 TO 12, INCLUSIVE ON REFERENCE PLAN 28R-15928 AND COMPRISING ALL OF PIN 44317-0177.

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS:

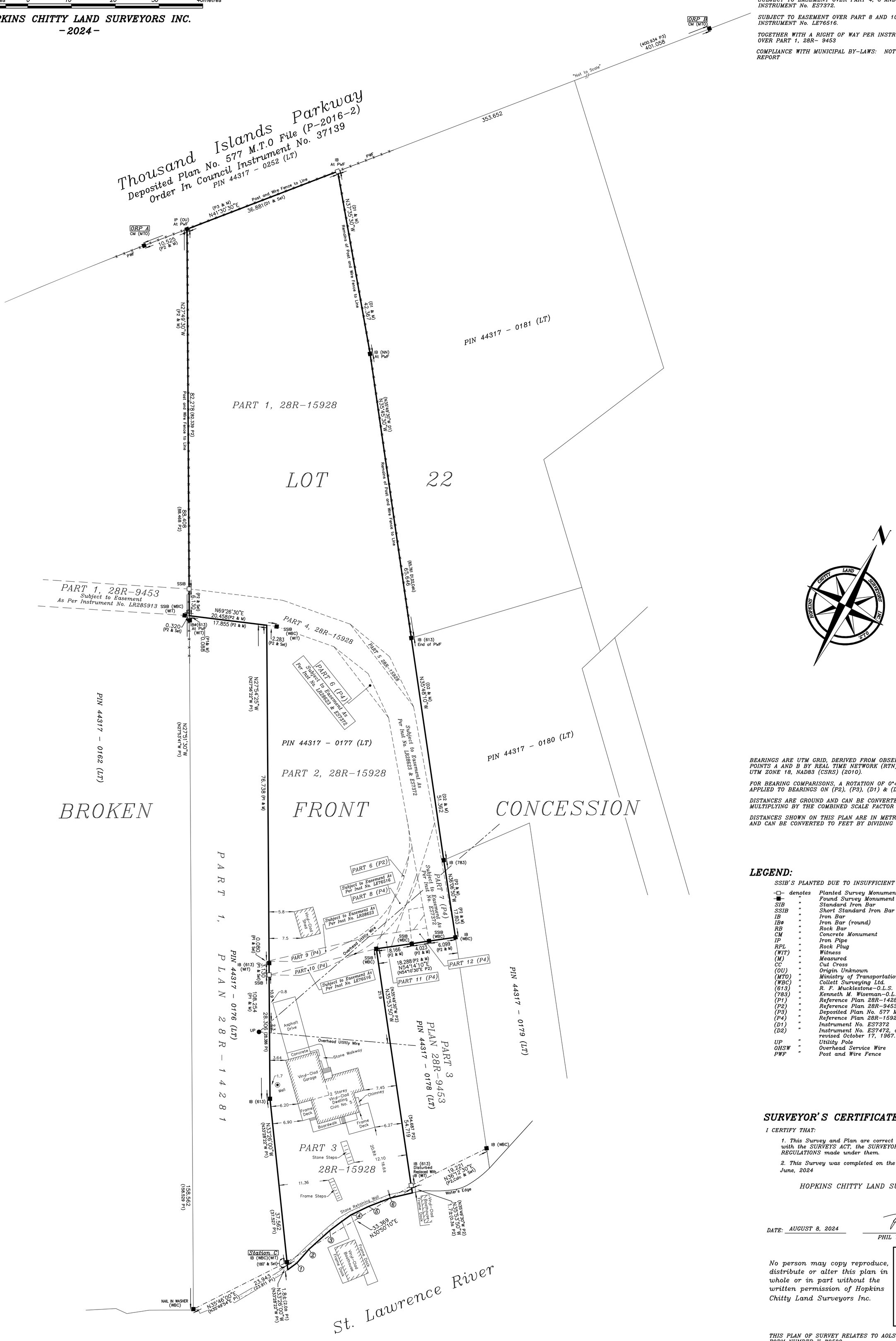
SUBJECT TO EASEMENT OVER PART 4, 6 AND 9 28R-15928 PER INSTRUMENT No. LR28623.

SUBJECT TO EASEMENT OVER PART 4, 6 AND 7, 28R-15928 PER INSTRUMENT No. ES7372.

SUBJECT TO EASEMENT OVER PART 8 AND 10, 28R-15928 PER INSTRUMENT No. LE76516.

TOGETHER WITH A RIGHT OF WAY PER INSTRUMENT No. ES7372 OVER PART 1, 28R- 9453

COMPLIANCE WITH MUNICIPAL BY-LAWS: NOT CERTIFIED BY THIS REPORT



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 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
-■-	"	Found Survey Monument
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBø	"	Iron Bar (round)
RB	"	Rock Bar
CM	"	Concrete Monument
IP	"	Iron Pipe
RPL	"	Rock Plug
(WIT)	"	Witness
(M)	"	Measured
CC	"	Cut Cross
(OU)	"	Origin Unknown
(MTO)	"	Ministry of Transportation Ontario
(WBC)	"	Collett Surveying Ltd.
(613)	"	R. F. Mucklestone-O.L.S.
(783)	"	Kenneth M. Wiseman-O.L.S.
(P1)	"	Reference Plan 28R-14281
(P2)	"	Reference Plan 28R-9453
(P3)	"	Deposited Plan No. 577 M.T.O. File P-2016-2
(P4)	"	Reference Plan 28R-15928
(D1)	"	Instrument No. ES7372
(D2)	"	Instrument No. ES7472, attached Plan by (783) revised October 17, 1967.
UP	"	Utility Pole
OHSW	"	Overhead Service Wire
PWF	"	Post and Wire Fence

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. This Survey was completed on the 3rd day of June, 2024

HOPKINS CHITTY LAND SURVEYORS INC.

DATE: AUGUST 8, 2024

PHIL W. CHITTY - O.L.S.

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THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-79582

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STADIA TABLE				
From	To	Bearing	Distance	Description
Station C	1	N67°51'30"E	2.3±	Stone Retaining Wall & Water's Edge
	2	N32°19'25"E	5.8±	
	3	N26°07'15"E	12.2±	
	4	N26°06'05"E	18.2±	
	5	N28°13'15"E	22.6±	
	6	N30°40'45"E	27.8±	

Party Chief: BK	Instrument: PK	Checked By: PWC	Plan By: DM

HCLS

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PROJECT No. 2024-0550-1
LOT 22, BF CONCESSION
TOWNSHIP OF ESCOTT