

BEARINGS & DISTANCES:

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS, DERIVED FROM REAL-TIME NETWORK (RTN) GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B', SHOWN HEREON, AND ARE RELATED TO NAD83 (CSRS-2010) UTM ZONE 18N.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE
FACTOR OF 0.999736.

INTEGRATION DATA:

OBSERVED REFERENCE POINTS (ORP_s) DERIVED FROM GNSS OBSERVATIONS USING THE CANNET REAL TIME NETWORK (RTN) SERVICE. COORDINATES ARE CONFIRMED BY THE NRCAN RTK COMPLIANCE AGREEMENT.

COORDINATE SYSTEM : NAD83 (CSRS-2010), UTM ZONE 18N.

COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'	4948120.79	388679.24
ORP 'B'	4948130.27	388691.24

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

**SURVEYOR'S REAL PROPERTY REPORT
PART 2 - SUMMARY**

DESCRIPTION OF LAND:

Lot 34, Registered Plan 28M-23, Village of Westport, United Counties of Leeds and Grenville, Being All of P.I.N. 44259-0365(LT).

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY:

Subject to easement per the following:
None Noted.

BOUNDARY FEATURES

Note the location of the following:

- Composite fence along the northerly limit of subject property.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:

Not Certified by this Report

THIS REPORT WAS PREPARED FOR LAND ARK HOMES AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

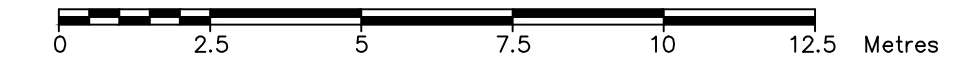
SURVEYOR'S REAL PROPERTY REPORT

PART 1
PLAN OF SURVEY OF
LOT 34

REGISTERED PLAN 28M-23
VILLAGE OF WESTPORT
UNITED COUNTIES OF LEEDS
AND GRENVILLE

EGIS SURVEYING INC

SCALE 1 : 125



THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 125.

METRIC:

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

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 23RD DAY OF FEBRUARY, 2024.

MARCH 15, 2024

DATE _____

JOHN GAUTHIER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM
NUMBER V-62200.

LEGEND:

□	DENOTES	MONUMENT PLANTED
■	DENOTES	MONUMENT FOUND
JB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CM	DENOTES	CONTROL MONUMENT
(WIT)	DENOTES	WITNESS
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST
NE	DENOTES	NORTHEAST
NW	DENOTES	NORTHWEST
SE	DENOTES	SOUTHEAST
SW	DENOTES	SOUTHWEST
R.P.	DENOTES	REGISTERED PLAN
No.	DENOTES	NUMBER
(s)	DENOTES	SET
(m)	DENOTES	MEASURED
No.	DENOTES	NUMBER
(p1)	DENOTES	REGISTERED PLAN No. 28M-23 (R.P. No. 28M-23)
(MPS)	DENOTES	McINTOSH PERRY SURVEYING INC.
— x —	DENOTES	FENCELINE (TYPE NOTED ON PLAN)

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EGIS SURVEYING INC.. REPRODUCTION OF THIS PLAN BY
ANY MEANS IS PROHIBITED.

JOB: 19-4314	DWG: 19-4314 - LOT 34 SRPR (RF)
THIS PLAN WAS PREPARED FOR: LAND ARK HOMES	
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EXAMINED BY: J.G.	DRAFTED BY: R.F.