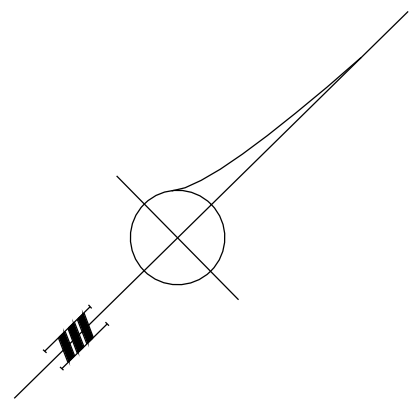


COPYRIGHT © IBW SURVEYORS LTD. 2023
SURVEYOR'S REAL PROPERTY REPORT
PART 1: PLAN OF SURVEY OF
LOT 374 & PART OF LOTS 363,
364, 372, 373, 375, 376, 377
& PART OF MARJORIE STREET
REGISTERED PLAN 25
FORMERLY THE VILLAGE OF CARDINAL
TOWNSHIP OF EDWARDSBURGH/CARDINAL
COUNTY OF GRENVILLE
SCALE: 1:250

PART 2: REPORT
DESCRIPTION:
PIN 68151-0069(LT), LOT 374 & PART OF LOTS 372, 373, 375,
376, 377, 363, 364 & PART OF MARJORIE STREET,
REGISTERED PLAN 25
MUNICIPAL ZONING:
THIS SURVEY DOES NOT CERTIFY ZONING COMPLIANCE.
REGISTERED EASEMENTS:
NO EASEMENTS REGISTERED ON THIS PROPERTY.
ADDITIONAL COMMENTS:
1.
2.
3.

PREPARED FOR: MADISON MULDER ENTERPRISES INC.

BEARING NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM
ZONE 18, NAD83(CRS)2010.
FOR BEARING COMPARISONS, THE FOLLOWING ROTATION WAS
APPLIED:
P1, P2, P3, P4 = 00°04'20" CLOCKWISE

DISTANCE NOTES - METRIC
DISTANCES AND COORDINATES ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996029.

LEGEND
DENOTES PLANTED MONUMENT
DENOTES FOUND MONUMENT
SIB DENOTES STANDARD IRON BAR
SIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
CM DENOTES CONCRETE MONUMENT
CC DENOTES CUT CROSS
CP DENOTES CONCRETE PIN
PB DENOTES PLASTIC BAR
IP DENOTES IRON PIPE
R DENOTES ROUND
WT DENOTES WITNESS
ACC DENOTES ACCEPTED
MEAS DENOTES MEASURED
INST DENOTES INSTRUMENT
X-X DENOTES FENCE
DENOTES SOURCE UNKNOWN
P1 DENOTES PLAN 15R-7798
P2 DENOTES PLAN 15R-8130
P3 DENOTES PLAN 15R-8679
P4 DENOTES PLAN 15R-9601
P5 DENOTES PLAN 15R-11455
P6 DENOTES PLAN 15R-11787
P7 DENOTES REGISTERED PLAN 25

ALL BEARINGS AND DISTANCES AGREE WITH CITED PLANS
UNLESS OTHERWISE NOTED.

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 OCTOBER 31, 2023.

DATE RON M. JASON, O.L.S.

CAUTION
THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE
EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS
ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

INTEGRATION DATA
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL
TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE)
NAD83(CRS)2010.

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4959520.82	4694402.24
B	4959618.70	469536.38

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



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PARTY CHIEF: BP | DRAWN BY: BM | CHECKED BY: RJ | PLOT DATE: •
FILE NAME: A-044883-1-VI SRPR | copies available at LandSurveyRecords.com

