

LOT 132
PIN 63204-1373(LT)

BLOCK 191
PIN 63204 -1432(LT)

BLOCK 192
PIN 63204 -1433(LT)

LOT 89
PIN 63204 -1330(LT)

BLOCK 189
PIN 63204 -1430(LT)

PLAN OF SURVEY OF
ALL OF BLOCK 190
REGISTERED PLAN 57M-816
CITY OF KAWARTHA LAKES
SCALE 1 : 250



THE INTENDED PLOT SIZE OF THIS PLAN IS 457mm IN WIDTH BY 355mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

J.D. BARNES LIMITED

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

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES STANDARD IRON BAR
- IB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- WIT DENOTES WITNESS
- JDB DENOTES J.D. BARNES LIMITED
- P DENOTES PORCH
- PCF DENOTES POURED CONCRETE FOUNDATION
- PL DENOTES PART LIMIT WITHIN DEMISING WALL
- RP DENOTES PLAN 57M-816

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.
ALL BEARINGS AND DISTANCES AGREE WITH REGISTERED PLAN 57M-816 AND PLAN 57R-XXXXX, UNLESS NOTED OTHERWISE.



COE FISHER CAMERON
SURVEYING
MAPPING
LAND SURVEYORS GIS
A Division of J.D. Barnes Limited
3 COMMERCE PLACE, UNIT 201, LINDSAY, ON K9V 0N5
T: (705) 324-4152 F: (705) 324-8406 www.jdbarnes.com

DRAWN BY:	DBR	CHECKED BY:	MAH	REFERENCE NO.:	21-17-191-21
				DATED:	5/27/2025

PLOT DATE: 5/27/2025 12:41 PM

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 25th DAY OF APRIL, 2025.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS), (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

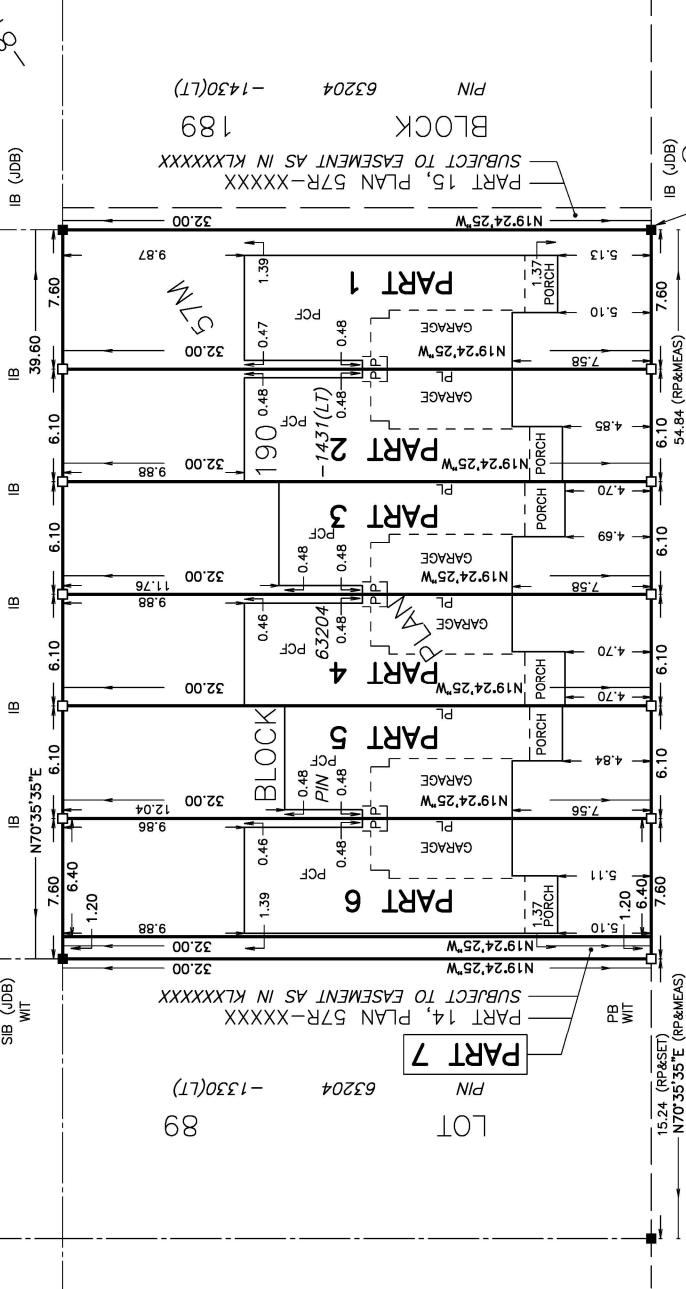
POINT ID	EASTING	NORTHING
ORP (A)	678 100.46	4 914 503.44
ORP (B)	678 152.19	4 914 521.66

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

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999950.

REGISTERED
SANDERSON
PIN 63204
DRIVE
BLOCK 190, REGISTERED
PLAN 57M-816
SOUTH EAST CORNER
IB (JDB)
ORP (B)



PART	LOT/BLOCK	PLAN	PIN	AREA
1	ALL OF BLOCK 190	REGISTERED PLAN 57M-816	ALL OF 63204-1431(LT)	0.0243 Ha.
2				0.0195 Ha.
3				0.0195 Ha.
4				0.0195 Ha.
5				0.0195 Ha.
6				0.0205 Ha.
7				0.0038 Ha.

PART 7 SUBJECT TO AN EASEMENT AS IN INST. No. KLXXXXXX