

SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY OF  
LOTS 1, 2, 3, 4, 7, 8, 9 AND 10  
AND PART OF LOTS 5 AND 6  
BLOCK 8  
REGISTERED PLAN M-74  
AND  
PART OF BLOCK 2  
REGISTERED PLAN SM-149  
TOWN OF FORT FRANCES  
DISTRICT OF RAINY RIVER

SCALE - 1:250  
5m 0 10m

NOTES

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, HAVING A BEARING OF N89°58'25"W BY REAL TIME KINEMATIC (RTK) OBSERVATIONS, UTM ZONE 15, NAD83 (CSRS)(2010).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999562.

ROTATIONS APPLIED TO PLAN BEARINGS FOR BEARING COMPARISONS	
PLAN	ROTATION
P1	0°01'35" CLOCKWISE
P2	0°12'35" CLOCKWISE
P3	0°09'30" CLOCKWISE
P4	0°02'50" COUNTER-CLOCKWISE

LEGEND

□ DENOTES PLANTED SURVEY MONUMENT  
■ DENOTES FOUND SURVEY MONUMENT  
SIB DENOTES STANDARD IRON BAR  
IB DENOTES IRON BAR  
SSIB DENOTES SHORT STANDARD IRON BAR  
PB DENOTES PLASTIC BAR  
1011 DENOTES H. A. SMITH, O.L.S.  
1278 DENOTES W. J. BOWMAN LTD.  
OU DENOTES ORIGIN UNKNOWN  
P1 DENOTES REGISTERED PLAN M-74  
P2 DENOTES PLAN W. J. BOWMAN LTD.  
DATED SEPTEMBER 13, 1994 (PLAN No. F2-22)  
P3 DENOTES PLAN 48R-4229  
P4 DENOTES REGISTERED PLAN SM-70  
UP DENOTES UTILITY POLE  
LP DENOTES LAMP POLE

METRIC

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

CLIENT

THIS REPORT WAS PREPARED FOR RIVERSEDGE DEVELOPMENTS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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 LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF JUNE, 2020.

2020-07-08  
DATE

PETER de HAAN  
ONTARIO LAND SURVEYOR

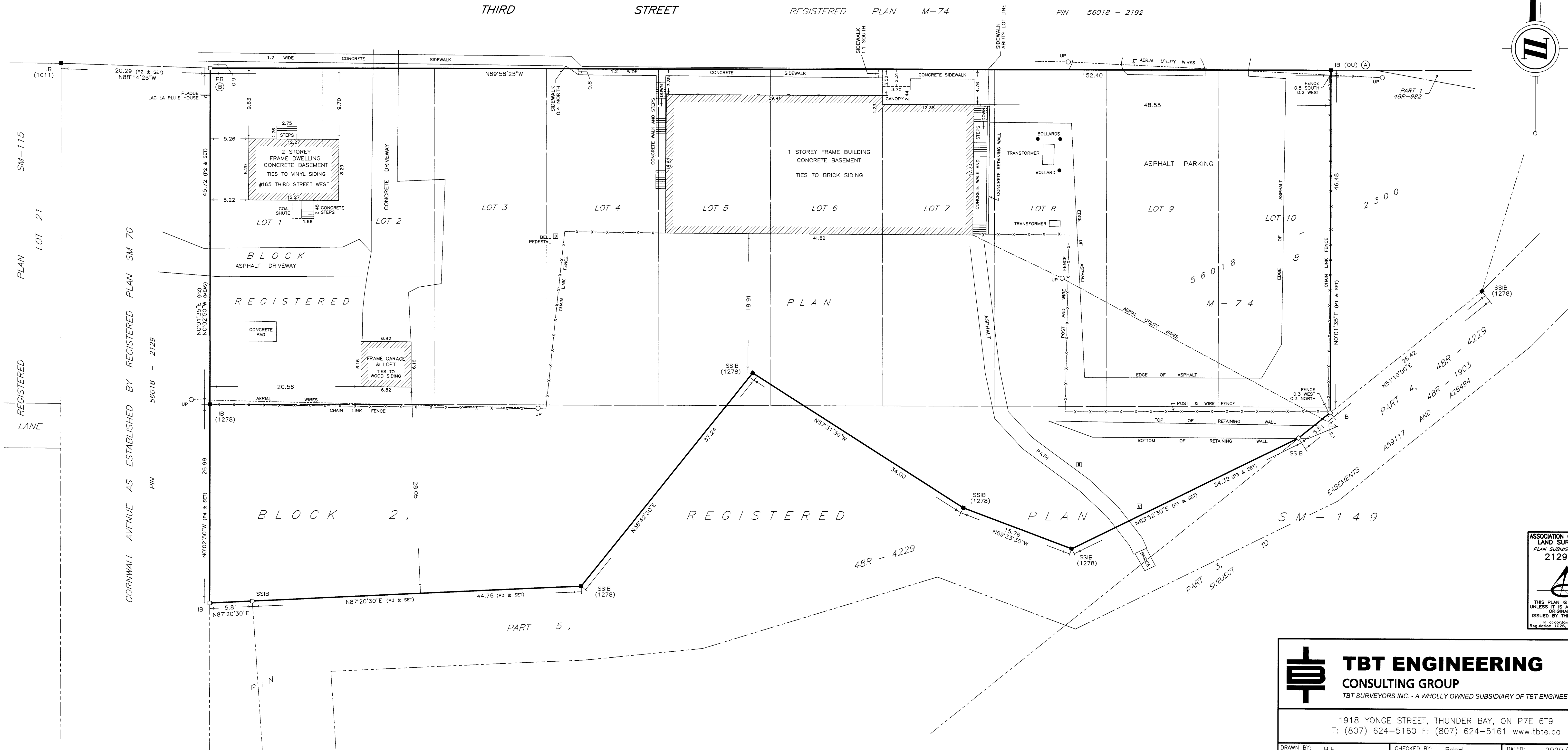
SURVEY REPORT SUMMARY

A 1 storey frame building, a 2 storey frame dwelling and a frame garage were located as shown hereon.

Note the location of the concrete sidewalk, fences and aerial utility wires.

All property corners of the subject lands are marked by survey monuments.

All of the subject land, being Lots 1, 2, 3, 4, 7, 8, 9 and 10 and Part of Lots 5 and 6, Block 8, Registered Plan M-74 and Part of Block 2, Registered Plan SM-149 is shown in heavy outline.



**TBT ENGINEERING**  
CONSULTING GROUP  
TBT SURVEYORS INC. - A WHOLLY OWNED SUBSIDIARY OF TBT ENGINEERING LIMITED

1918 YONGE STREET, THUNDER BAY, ON P7E 6T9  
T: (807) 624-5160 F: (807) 624-5161 www.tbte.ca

DRAWN BY: B.F. CHECKED BY: PdeH DATED: 2020/07/08  
DWG. No.: File: Y:\Projects\2020\20-258 Riversedge 3rd St Legal Ref & SRPR\MSurvey\20-258 SRPR.dwg