

PLAN OF SURVEY OF  
ALL OF LOT 106  
AND PART OF LOT 105  
AND PART OF LANE  
(ABUTTING LOTS 105 AND 106)  
REGISTERED PLAN 220  
CITY OF OWEN SOUND  
COUNTY OF GREY

SCALE 1 : 200  
4m 2 0m 2 4 6 8 10m  
Metres

RAIKES GEOMATICS INC.  
2024  
THE INTENDED PLOT SIZE OF THIS PLAN IS 914mm IN WIDTH BY 610mm  
IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 200

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

**DISTANCE NOTE**  
DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND  
DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99958

**BEARING ROTATION**  
FOR BEARING COMPARISONS, A ROTATION OF 2°05'00" COUNTER-  
CLOCKWISE WAS APPLIED TO P1 AND P5. A ROTATION OF 0°00'40"  
COUNTERCLOCKWISE WAS APPLIED TO P2. A ROTATION OF 4°20'00"  
COUNTERCLOCKWISE WAS APPLIED TO P3. A ROTATION OF 2°20'00"  
COUNTERCLOCKWISE WAS APPLIED TO P4.

**BEARING NOTE**  
BEARINGS HEREON ARE UTM GRID BEARINGS AND ARE DERIVED  
FROM OBSERVED REFERENCE POINTS (ORPs) A AND B BY REAL  
TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED TO THE  
CENTRAL MERIDIAN 81°W IN ZONE 17 BASED ON NAD83 (CSRS)  
(2010 EPOCH).

**LEGEND**

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT PLANTED
- CP DENOTES CONCRETE PIN
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- (823) IDENTIFIES IVAN DINSMORE LTD.
- (H&M) IDENTIFIES HEWITT AND MILNE LIMITED
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- P1 DENOTES REGISTERED PLAN 220
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY IVAN DINSMORE LTD. DATED DECEMBER 8, 1993.
- P3 DENOTES REGISTERED PLAN 35
- P4 DENOTES BUILDING LOCATION SURVEY BY HEWITT AND MILNE LIMITED DATED MAY 1, 1984.
- P5 DENOTES BUILDING LOCATION SURVEY BY HEWITT AND MILNE LIMITED DATED AUGUST 22, 1985.
- D1 DENOTES INSTRUMENT OS47543
- D2 DENOTES INSTRUMENT R234129
- Mess. DENOTES MEASURED
- Prop. DENOTES DISTANCE PROPORTIONED
- BF DENOTES BOARD FENCE
- DW DENOTES DRIVEWAY

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF APRIL 2024.

APRIL 9, 2024  
DATE  
P.T.R.  
PETER T. RAIKES, B.Sc., CLS., M.RICS.  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-59133.  
G:\PROJECTS\PROJECTS\_2024\246453\MSCAD\246453\_RP.DWG PROJECT No. 246453  
DRAWN BY: J. ROBICHAUD  
CHECKED BY: P. DUPUIS

MIDLAND: 705.526.7552 • 670 Balm Beach Road E, Unit 1, Midland, ON L4R 0J6  
BRACEBRIDGE: 705.645.1732 • 205 Manitoba Street, Unit 2 Bracebridge, ON P1L 1S3  
OWEN SOUND: 519.371.9420 • 870 2nd Ave W, Owen Sound, ON N4K 4M5  
BARRIE: 705.722.6222 GREY/BRUCE: 519.534.1150  
MUSKOKA/PARRY SOUND: 705.640.7552 PORT ELGIN: 519.832.9008  
INFO@SURVEY4U.COM SURVEY4U.COM

OBSERVED REFERENCE POINTS (ORPs) ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 (81° LONGITUDE) NAD83 CSRS (2010 EPOCH) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG 216/10

POINT ID	NORTHING	EASTING
ORP A	4935249.96	503959.46
ORP B	4935318.94	504030.41

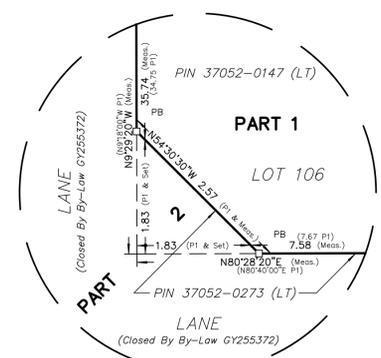
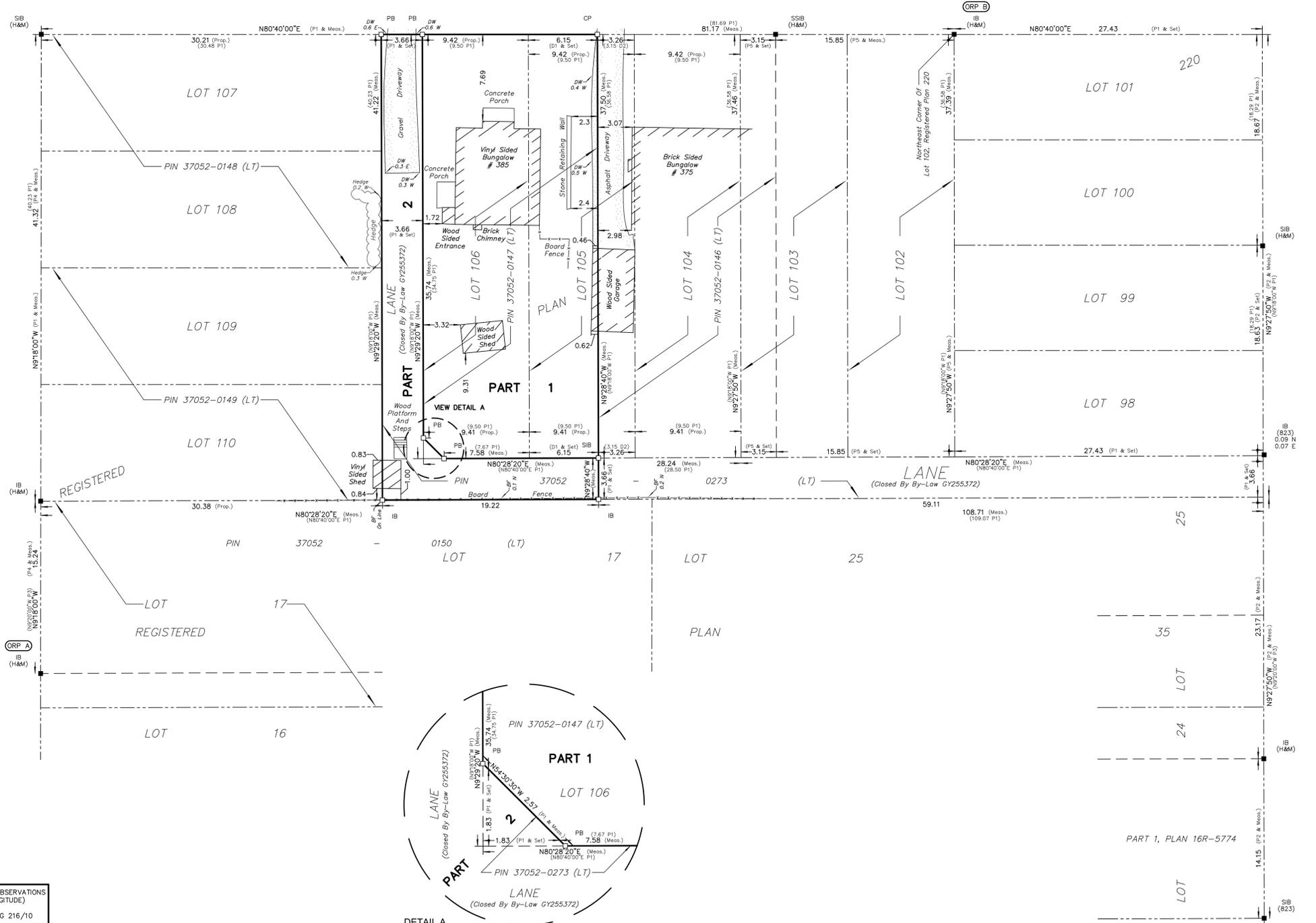
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

PIN 37051 - 0002 (LT)  
(LOCALLY KNOWN AS) 12th STREET WEST  
(PAYNTER STREET, REGISTERED PLAN 41)

SCHEDULE				
PART	LOT	REGISTERED PLAN	PIN	AREA
1	ALL OF LOT 106 AND PART OF LOT 105	220	37052-0147(LT)	582 Sq.m
2	PART OF LANE (CLOSED BY BY-LAW GY255372) ABUTTING LOT 105 AND 106		37052-0273(LT)	210 Sq.m

PART 1 - COMPRISES ALL OF PIN 37052-0147(LT)  
PART 2 - COMPRISES PART OF PIN 37052-0273(LT)

**PLAN 16R-12036**  
Received and deposited  
April 15<sup>th</sup>, 2024  
Danielle Downey  
Representative for the  
Land Registrar for the  
Land Titles Division of  
Grey (No.16)



**DETAIL A**  
ENLARGEMENT  
NOT TO SCALE

(LOCALLY KNOWN AS) 4th AVENUE WEST  
(TERRACE STREET, PLAN OF OWEN SOUND)

(LOCALLY KNOWN AS) 3rd AVENUE WEST  
(MELVILLE STREET, PLAN OF OWEN SOUND)