PART OF LOT 5
CONCESSION 2
PIN 58573 - 0293(LT)

THE KING'S HIGHWAY No. 12 (ALSO KNOWN AS COLDWATER ROAD)
(PART OF LOT 5, CONCESSION 2)

PART 3
51R-32074
(HIGHWAY PLAN P-2203-100)

PART 2
EXPROPRIATION PLAN SC1493551
PIN 58573 - 0380(LT)

(HIGHWAY PLAN P-2203-2)

DETAIL "A"
1:25

TBM#2 283.85m
CUT CROSS IN CONCRETE LS BASE

TBM#1 284.86m
TOP TURN ARROW OF FIRE HYDRANT

LOT 18
PIN 58573 - 0198(LT)

LOT 17
PIN 58573 - 0197(LT)

LOT 16
PIN 58573 - 0196(LT)

LOT 15
PIN 58573 - 0195(LT)

LOT 14
PIN 58573 - 0194(LT)

BLOCK 37
0.305m RESERVE
PLAN 51M-469
PIN 58573 - 0193(LT)

PART 6, PLAN 51R-22359
SUBJECT TO A N EASEMENT AS IN LT209194

PART 5, PLAN 51R-22359
SUBJECT TO A N EASEMENT AS IN LT209194

PART OF CONCESSION 2

PART OF LOT 5, CONCESSION 2
PART 2, PLAN 51R-41106
PIN 58573 - 0106(LT)

ATLANTIS DRIVE
(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3)

PART 1, PLAN 51R-41104
PIN 58574 - 0104(LT)

PART 1
EXPROPRIATION PLAN SC1493551
PIN 58573 - 0381(LT)

KNOWN AS BASS LAKE SIDEROAD EAST
(ROAD ALLOWANCE BETWEEN LOTS 5 AND 6)
PIN 58573 - 0003(LT)

DETAIL "B"
1:25

NOTRE DAME CATHOLIC SCHOOL
1 STOREY CONCRETE BLOCK BUILDING #140

STORM WATER POND
WATER SURFACE ELEVATION: 277.60m ON DECEMBER 20, 2024

RETENTION POND

WOOD GAZEBO

CONCRETE SHED

DRILLED WELL

SOUTH EAST CORNER OF LOT 5, CONCESSION 2

TOWNSHIP OF ORO-MEDONTE / CITY OF ORILLIA

0.25mø HDPE CULVERT N INV: 278.05m S INV: 278.13m

0.25mø HDPE CULVERT N INV: 278.05m S INV: 278.13m

0.44ø CONCRETE CULVERT N INV: 280.06m

0.6mø HDPE CULVERT E INV: 281.47m W INV: 281.58m

0.45ø CSP CULVERT N INV: 283.71m S INV: 283.67m

0.3ø PVC PIPE (3.1m DEEP)

CULVERT BURIED UNDER GABION STONE

PIPE OBSTRUCTED

0.4ø CONCRETE CULVERT N INV: 280.06m

300mm WATERMAIN (CITY RECORDS)

300mm STORM SEWER (CITY RECORDS)

APPROXIMATE LIMIT OF PIPELINE AS SHOWN IN INSTRUMENT 9.14mm GAS LINE (CITY RECORDS)

1.62mm GAS LINE (CITY RECORDS) EASEMENT R0131519

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.

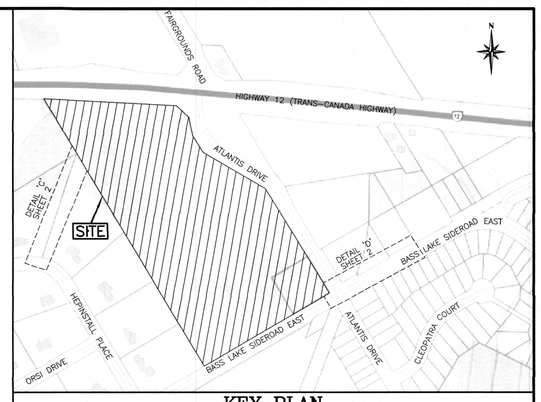
2) THE SURVEY WAS COMPLETED ON JANUARY 15, 2025.

ORILLIA, ONTARIO
JANUARY 17, 2025

C. P. RAIKES
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-90026

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KEY PLAN
(NOT TO SCALE)

NOTES:

ALL ELEVATIONS ARE GEODETIC REFERRED TO GNSS OBSERVATIONS USING THE REAL TIME NETWORK (RTN). GNSS VERTICAL DATUM HTv2 (HEIGHT TRANSFORMATION VERSION 2.0).

TBM #1 – TOP TURN ARROW OF FIRE HYDRANT, LOCATED APPROXIMATELY 44.1m NORTH WEST OF THE SOUTH EAST CORNER OF LOT 5, CONCESSION 2, HAVING AN ELEVATION OF 284.86m.

TBM #2 – CUT CROSS IN CONCRETE LIGHT STANDARD BASE, LOCATED APPROXIMATELY 6.6m NORTH OF THE NORTH EAST CORNER OF THE SUBJECT PROPERTY, HAVING AN ELEVATION OF 283.85m.

DISTANCES AND ELEVATIONS SHOWN HEREON ARE METRIC AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS ON MONUMENTS ORP 1 AND ORP 2, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17N, NAD83 (CSRS, CBNv6-2010.0), SHOWN HEREON HAVING A GRID BEARING OF N32°03'15"W.

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 01°03'25" WAS APPLIED TO (P2) AND A COUNTER-CLOCKWISE ROTATION OF 01°02'25" WAS APPLIED TO (P3).

DISTANCES SHOWN ARE IN GROUND AND CAN BE CONVERTED TO GRID BY A COMBINED SCALE FACTOR OF 0.9997442964.

FIELD OBSERVATIONS WERE ACQUIRED DURING MODERATE WINTER CONDITIONS AND, DUE TO SNOW ACCUMULATION, SOME FEATURES MAY NOT HAVE BEEN MEASURED.

JURISDICTIONAL BOUNDARY BETWEEN THE TOWNSHIP OF ORO-MEDONTE AND THE CITY OF ORILLIA WAS DERIVED FROM THE SIMCOE COUNTY INTERACTIVE MAPPING TOOL.

LOCATION OF UNDERGROUND UTILITIES ARE DERIVED FROM AN UNDERGROUND FACILITIES STAKEOUT REPORT CONDUCTED BY CABLE MASTER INC. RECEIVED ON MAY 26, 2025.

NOTE:
FINAL CONFIRMATION OF EXISTING ZONING REQUIREMENTS AND COMPLIANCE OF ANY PROPOSED CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER AND THE BUILDING CONTRACTOR.

NO.	DD/MM/YY	DESCRIPTION	BY
3	06/03/26	REVISED RE: ADDITIONAL TOPOGRAPHIC DETAIL (CITY COMMENTS)	C.P.R.
2	18/06/25	ADDITIONAL TOPOGRAPHIC DETAIL	C.P.R.
1	17/01/25	PLAN OF SURVEY (SHOWING TOPOGRAPHIC DETAIL) RELEASED	C.P.R.

LEGEND:

⊕	DENOTES BENCHMARK
■	SURVEY MONUMENT FOUND
IB	IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
DIST	DISTURBED
N,S,E,W	NORTH, SOUTH, EAST, WEST
(M)	MEASURED
UP	UTILITY POLE
LS	LIGHT STANDARD
TRANS	TRANSFORMER
AN	ANCHOR
TF	TRAFFIC LIGHT
BLD	BOLLARD
⊠SB	SERVICE BOX
ø	DIAMETER
CSP	CORRUGATED STEEL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
SAN	SANITARY SEWER
MH	MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
CB	CATCH BASIN
—X—	FENCE
—OH—	OVERHEAD WIRES
—B—	UNDERGROUND COMMUNICATION CABLE
—G—	UNDERGROUND GAS LINE
—H—	UNDERGROUND HYDRO
—W—	UNDERGROUND WATERMAIN
CDP	CONCRETE DUMPSTER PAD
CTP	CONCRETE TRANSFORMER PAD
P	PARKING STALL
	TREE
DEC	DECIDUOUS
CON	CONIFEROUS
	DITCH FLOW DIRECTION
▲	ENTRANCE
DS	DOOR SILL ELEVATION
GF	GARAGE FLOOR ELEVATION
ST	STEPS
WD	WOOD DECK
TF	TRAFFIC LIGHT POLE
GM	GAS METER
GV	GAS VALVE
RF	RAIL FENCE
CLF	CHAIN LINK FENCE
PWF	POST AND WIRE FENCE
×228.15	EXISTING GRADE
(D)	INSTRUMENT RO1213031
(P1)	PLAN OF SURVEY BY DEARDEN AND STANTON O.L.S., DATED AUGUST 11, 1969
(P2)	EXPROPRIATION PLAN SC1493551
(P3)	REGISTERED PLAN 51M-469
(1017)	CALION DIETZ INCORPORATED, O.L.S.
(1188)	SEXTON AND MCKAY LIMITED, O.L.S.
(1857)	THAM SURVEYING LIMITED, O.L.S.
(D&S)	DEARDEN AND STANTON, O.L.S.
(D&S)	DEARDEN, STANTON, STONES AND STRONGMAN LTD., O.L.S.
(MTO)	MINISTRY OF TRANSPORTATION ONTARIO

10 0 5 10 20 30 40 50 METRES
SCALE 1 : 500

TREE INDEX

TREE #	DESCRIPTION	TREE #	DESCRIPTION	TREE #	DESCRIPTION
TR1	0.20ø DEC (x2)	TR20	0.25ø CON	TR39	0.10ø DEC
TR2	0.30ø DEC (x2)	TR21	0.20ø DEC	TR40	0.20ø DEC
TR3	0.05ø DEC	TR22	0.30ø DEC	TR41	0.05ø CON (x5)
TR4	0.05ø DEC	TR23	0.40ø CON	TR42	0.05ø CON (x6)
TR5	0.15ø DEC	TR24	0.25ø DEC	TR43	0.10ø DEC
TR6	0.20ø DEC	TR25	0.30ø DEC	TR44	0.10ø DEC
TR7	0.35ø DEC	TR26	0.15ø CON	TR45	0.15ø DEC
TR8	0.05ø DEC	TR27	0.30ø DEC	TR46	0.10ø DEC
TR9	0.05ø DEC	TR28	0.30ø CON	TR47	0.10ø DEC
TR10	0.10ø DEC	TR29	0.25ø DEC	TR48	0.20ø CON
TR11	0.05ø DEC	TR30	0.30ø DEC	TR49	0.20ø CON
TR12	0.10ø DEC	TR31	0.30ø DEC (x2)	TR50	0.20ø CON
TR13	0.30ø DEC	TR32	0.25ø DEC	TR51	0.20ø CON
TR14	0.10ø DEC	TR33	0.10ø DEC	TR52	0.20ø CON
TR15	0.05ø DEC	TR34	0.20ø DEC	TR53	0.20ø CON
TR16	0.30ø CON (x2)	TR35	0.10ø CON (x5)	----	----------
TR17	0.10ø DEC	TR36	0.10ø CON (x2)	----	----------
TR18	0.10ø DEC	TR37	0.20ø DEC	----	----------
TR19	0.30ø DEC	TR38	0.10ø CON (x3)	----	----------

(TREE TRUNK MEASURED AT BREAST HEIGHT)

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET NETWORK, AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS, CBNv6-2010.0).

COORDINATE VALUES ARE TO A URBAN ACCURACY IN ACCORDANCE WITH O.REG.216/10.

POINT ID	NORTHING	EASTING
ORP 1	4940776.944	622113.729
ORP 2	4941033.409	621953.131

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

ASSOCIATION OF ONTARIO LAND SURVEYORS
COLE RAIKES
2089

PLAN OF SURVEY
(SHOWING TOPOGRAPHIC DETAIL)
OF No. 140 ATLANTIS DRIVE
PART OF LOT 5, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF SOUTH ORILLIA)
TOWNSHIP OF
ORO-MEDONTE / CITY OF ORILLIA
COUNTY OF SIMCOE
PREPARED FOR: SIMCOE MUSKOKA CATHOLIC DISTRICT SCHOOL BOARD

FILES: KR30084 (LEGAL TOPO)
DRAWN: K. A. RIGLER
CHECKED: C. P. RAIKES, O.L.S.

DEARDEN AND STANTON LTD.
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS
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info@d-stanton.ca www.deardenandstanton.com
ORILLIA – ONTARIO

DWG. NO
E-4152

SHEET 1 of 2