



The architect noted below has exercised responsible control with respect to design activities as per the Ontario Building Code.



Proposed Dwelling & Detached Garage 909 Lake Dr. N., Georgina, Ont.

Drawing Title:

Birds Eye View

PAUL ROTH
ARCHITECT INC.

272 Riverside Drive Toronto M6S 4B2 T: 416 529-2118 E: paulrotharchitect@gmail.com
Certificate of Practice Number: 4939

Revised on

Project No.

Date:

Scale:

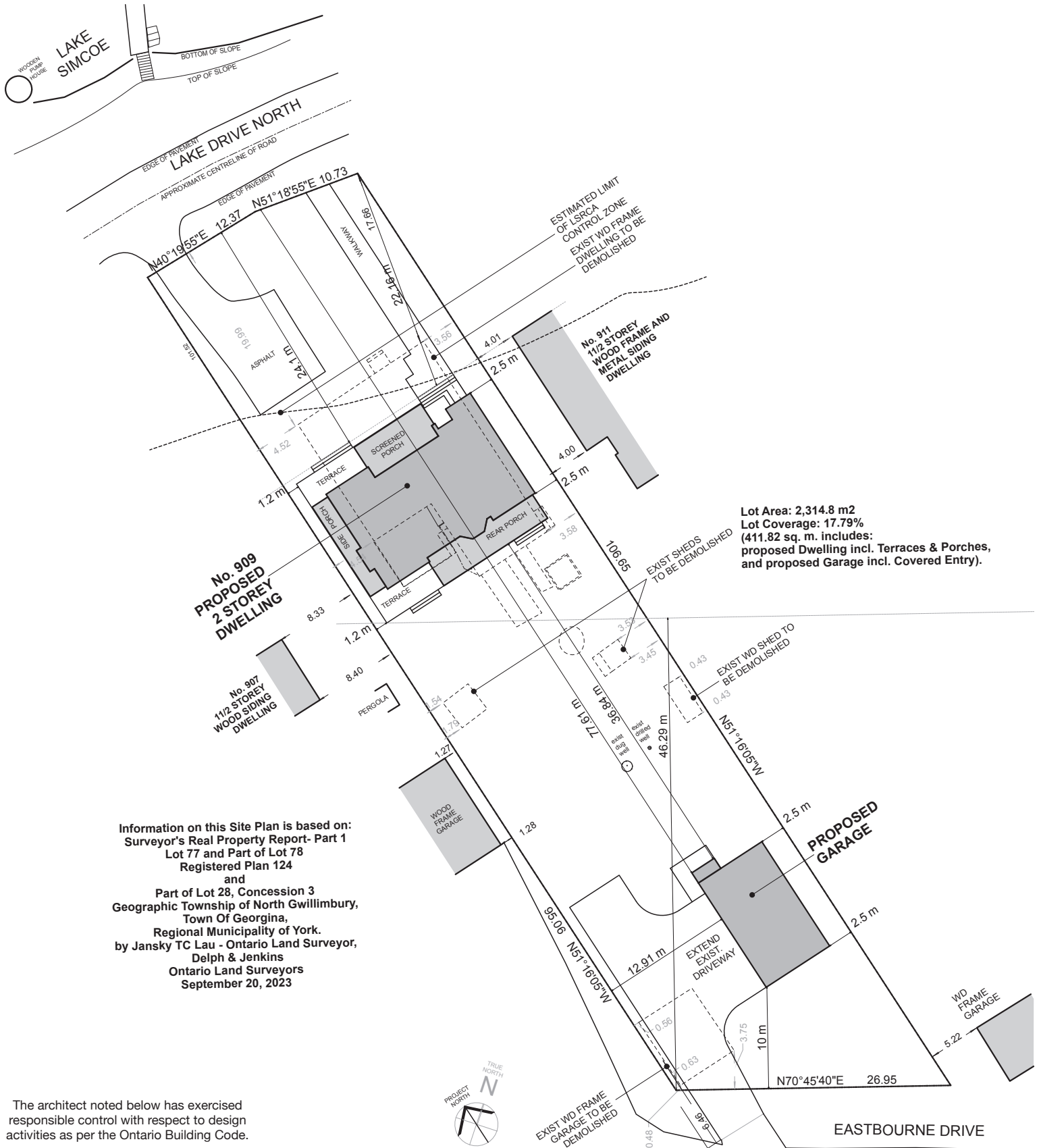
Drawing No.

2304

Oct 25/24

NTS

1



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SURVEYOR'S REAL PROPERTY REPORT - PART 1
LOT 77 AND PART OF LOT 78
REGISTERED PLAN 124
AND
PART OF LOT 28, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
TOWN OF GEORGINA
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 250

METRIC

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

SURVEYOR'S REAL PROPERTY REPORT
PART 2: REPORT SUMMARY
SURVEY PREPARED FOR
DIANA LAWRENCE
DESCRIPTION OF LAND
LOT 77 AND PART OF LOT 78, REGISTERED PLAN 124 AND PART OF LOT 28, CONCESSION 3 (KNOWN AS 909 LAKE DRIVE NORTH)
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS
TOGETHER WITH A RIGHT-OF-WAY AS IN INST. R753140
ENCROACHMENTS
NOTE THE LOCATIONS OF THE FENCES, HEDGES, WOODEN DOCK, WOODEN PUMP HOUSE, STEEL TANK RELATED TO THE PROPERTY LIMITS.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAW
NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS
(FURTHER INFORMATION CONTAINED IN THE SURVEY REPORT TO BE READ IN CONJUNCTION WITH THIS PLAN)

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
CC	DENOTES CUT CROSS
IB	DENOTES IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS
734	DENOTES J.D. BARNES LTD., O.L.S.
G	DENOTES W.S. GIBSON, O.L.S.
P1	DENOTES PLAN OF SURVEY BY R.A. GARDEN LTD., O.L.S. DATED JUNE 26, 1986
P2	DENOTES PLAN 656-17539
BF	DENOTES BOARD FENCE
CL	DENOTES CENTRE LINE
CLF	DENOTES CHAIN LINK FENCE
PH	DENOTES FIRE HYDRANT
GM	DENOTES GAS METER
HM	DENOTES HYDRO METER
HP	DENOTES HYDRO POLE
LS	DENOTES LIGHT STANDARD
MH	DENOTES MANHOLE
PF	DENOTES POST AND WIRE FENCE
WV	DENOTES TRAFFIC SIGN
WRW	DENOTES WOOD RETAINING WALL
WV	DENOTES WATER VALVE
N.E.S.W.	DENOTES NORTH, EAST, SOUTH, WEST
-OW-	DENOTES OVERHEAD WIRE
○	DENOTES GUY WIRE
○	DENOTES DECIDUOUS TREE
○	DENOTES CONIFEROUS TREE
○	DENOTES CEDAR HEDGE

NOTE

ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.

PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2 BY A LOCAL TIME CANNET NETWORK.

OBSERVATIONS AND REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9997477.

FOR BEARINGS COMPARISONS, THE FOLLOWING ROTATION WAS APPLIED.

P1 - 2°20'58" COUNTER CLOCKWISE

P2 - 1°05'59" COUNTER CLOCKWISE

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

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O. REG. 219/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM(NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHINGS	EASTINGS
1	4905960.376	621411.154
2	4905926.868	621490.338

BENCHMARK

ELEVATIONS SHOWN HEREON ARE GEODETIC AND DETERMINED BY REALTIME CAN-NET NETWORK OBSERVATIONS (CGVD 1929, 1978 ADJUSTMENT)

SURVEYOR'S CERTIFICATE	
I CERTIFY THAT:	
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.	
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF SEPTEMBER, 2023.	
DATE	JANSKY T C LAU - ONTARIO LAND SURVEYOR
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED	
BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1986, S.S. 62(1) 2023	
NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION.	
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Ontario Land Surveyors 220 Industrial Parkway S., Unit 8, Aurora, Ontario L4G 3V6 www.ontariosurveyors.com Tel: 905-841-8528	23325-1 JANSKY, J. A. CHECKED: J. A.