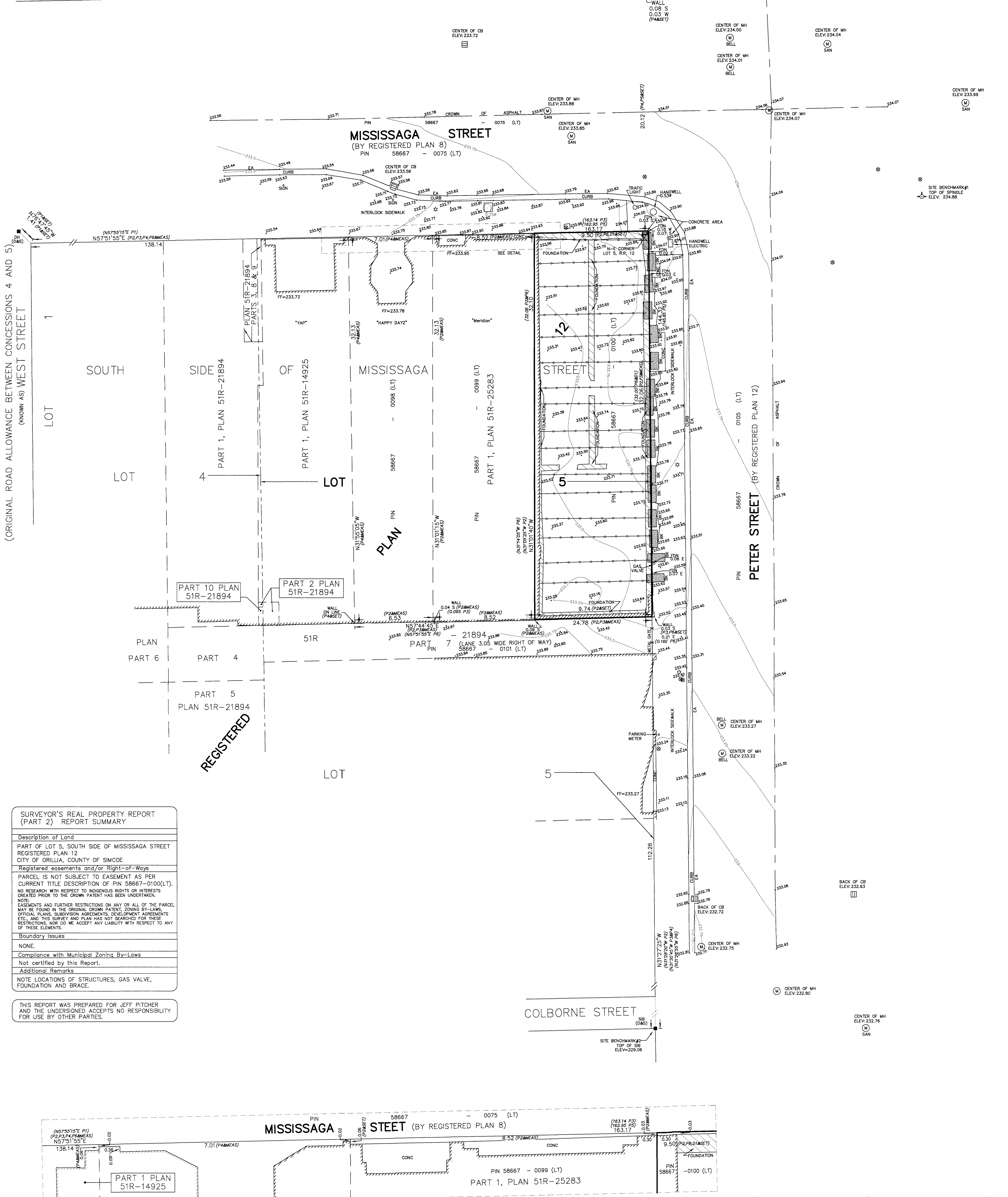
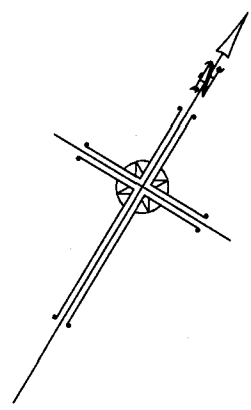


**PART OF LOT 5
SOUTH SIDE OF MISSISSAGA STREET
REGISTERED PLAN 12
CITY OF ORILLIA
COUNTY OF SIMCOE**

SCALE 1 : 150
RUDY MAK SURVEYING LTD.



**SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY**

Description of Land
PART OF LOT 5, SOUTH SIDE OF MISSISSAGA STREET
REGISTERED PLAN 12
CITY OF ORILLIA, COUNTY OF SIMCOE

Registered easements and/or Right-of-Ways
PARCEL IS NOT SUBJECT TO EASEMENT AS PER
CURRENT TITLE DESCRIPTION OF PIN 58667-0100(LT).
NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS
CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN.

NOTE:
EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL
MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS,
OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS
ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE
RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY
OF THESE ELEMENTS.

Boundary Issues
NONE.

Compliance with Municipal Zoning By-Laws
Not certified by this Report.

Additional Remarks
NOTE LOCATIONS OF STRUCTURES, GAS VALVE,
FOUNDATION AND BRACE.

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

NOTES:
THIS PLAN DELINEATES THE FEATURES AS SHOWN AND
VISIBLE, GIVEN THE SITE CONDITIONS, CONSTRUCTION
ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY
HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE
LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS
DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES.
RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE
FOR THE LOCATION AND ACCURACY OF UNDERGROUND
SERVICES. THE LOCATION OF ALL SERVICES MUST BE
VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER
COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL
VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL"
AND MAY HAVE BEEN ALTERED BY OTHERS.

ELEVATION NOTE:
ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM
OBSERVED REFERENCE POINTS (ORP) USING THE LEICA
SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE
CGVD28:1978 (HTV2.0) DATUM.

BENCHMARK
SITE BENCHMARK#1 IS TOP OF SPINDLE OF THE FIRE HYDRANT
NEAR SOUTHEAST CORNER OF MISSISSAGA STREET AND PETER
STREET, HAVING AN ELEVATION OF 234.88.

NOTE: BENCHMARK#2 IS TOP OF SIB LOCATED AT SOUTHWEST
CORNER OF COLBORNE STREET AND PETER STREET, HAVING
AN ELEVATION OF 229.06.

TIE DISTANCES NOTE:
ALL TIES SHOWN AS N, S, E AND W PROJECTING.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM
ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 2'08"05"
COUNTER-CLOCKWISE WAS APPLIED TO P2, P3, P4 AND P6.

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

CAUTION
ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE
CONSIDERED AS AN ORIGINAL PLAN.

- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
 - DENOTES PLANTED SURVEY MONUMENT
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - DH DENOTES DRILL HOLE
 - D&S DENOTES DEARDEN & STANTON LTD.
 - (P1) DENOTES PLAN 51R-41672
 - (P2) DENOTES PLAN 51R-25283
 - (P3) DENOTES PLAN 51R-21894
 - (P4) DENOTES PLAN 51R-14925
 - (P5) DENOTES REGISTERED PLAN 12
 - (P6) DENOTES BUILDING LOCATION SURVEY BY
L.M. McNEICE OLS DATED NOVEMBER 24, 1988
 - (D1) DENOTES RO1034550
 - DENOTES BRACE
 - FF DENOTES FINISHED FLOOR
 - EA DENOTES EDGE OF ASPHALT
 - BK DENOTES CONCRETE BLOCK
 - FDN DENOTES FOUNDATION
 - CONC DENOTES CONCRETE
 - DENOTES CATCH BASIN
 - DENOTES DECIDUOUS TREE
 - ☆ DENOTES LIGHT STANDARD
 - DENOTES MANHOLE
 - DENOTES WATER VALVE
 - DENOTES FIRE HYDRANT

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 THE 1ST DAY OF
MAY, 2025.

MAY 12, 2025
DATE

GURJIT MAHANT
ONTARIO (LAND) SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V - 104110

**RUDY MAK
SURVEYING LTD.**
ONTARIO LAND SURVEYORS

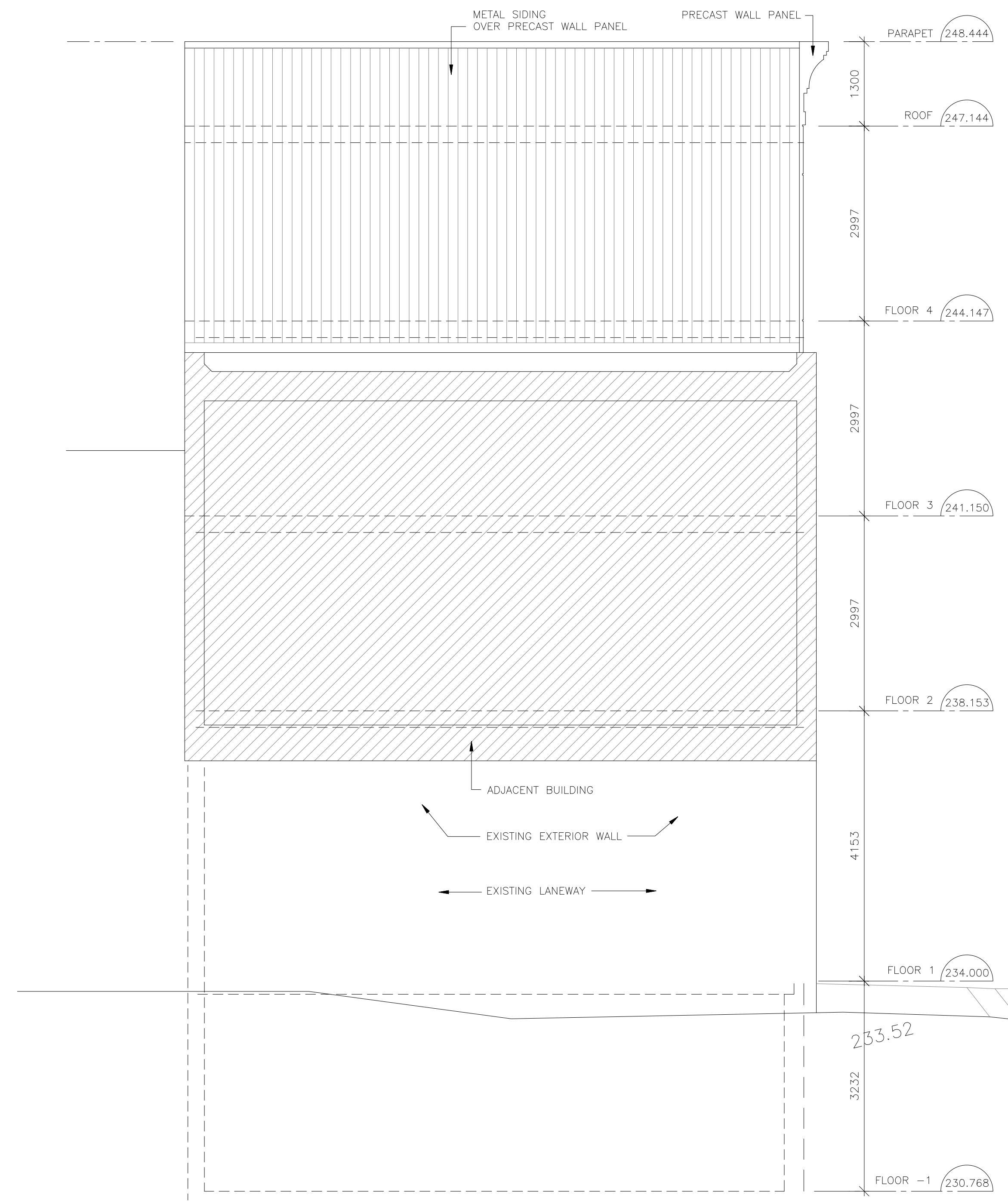
732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
REGULATION 1028, Section 24(3)

DRAWN BY: YZL CHECK BY: GM FILE NO. 17307



1 MISSISSAGA STREET ELEVATION
A3.1 SCALE 1:50



2 SOUTH ELEVATION
A3.1 SCALE 1:50

NO.	DATE	REVISIONS

ORIENTATION

STAMP

Do not scale drawings.
The Contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work.

A Detail No.
B Sheet No. where detailed.

S. MCKERROLL ARCHITECT
3783 TUPPY DRIVE, RAMARA, ONTARIO L3V 0L1
705 790-1311 steve.mckerroll@gmail.com

PROJECT
75 MISSISSAGA STREET EAST
ORILLIA ONTARIO

FOR
JEFF PITCHER
ORILLIA ONT

DRAWING

ELEVATIONS

SCALE	DATE
1=50	2026.02.02
DRAWN BY	DRAWING NO.
SM	
CHECKED BY	
SM	
FILE NAME	
75 Mississaga Street East 1.dwg	

A3.1



1 PETER STREET ELEVATION
A3.2 SCALE 1:50

NO.	DATE	REVISIONS

ORIENTATION STAMP

Do not scale drawings.
The Contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work.

- (A) A Detail No.
- (B) B Sheet No. where detailed.

S. MCKERROLL ARCHITECT
3783 TUPPY DRIVE, RAMARA, ONTARIO L3V 0L1
705 790-1311 sivemckerroll@gmail.com

PROJECT
75 MISSISSAGA STREET EAST
ORILLIA ONTARIO

FOR
JEFF PITCHER
ORILLIA ONT

DRAWING

ELEVATIONS

SCALE 1=50	DATE 2026.02.02
DRAWN BY SM	DRAWING NO.
CHECKED BY SM	A3.2
FILE NAME 75 Mississaga Street East 1.dwg	