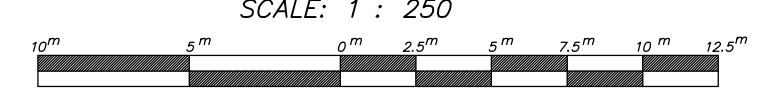


TOPOGRAPHICAL PLAN OF SURVEY OF  
**ALL OF LOTS 4, 5 & 6, BLOCK 21**  
 REGISTERED PLAN M-35  
 AND  
**ALL OF LOTS 18, 19, 20, 21 & 22**  
 REGISTERED PLAN 36M-670  
 TOWN OF STURGEON FALLS  
 NOW IN THE  
**MUNICIPALITY OF WEST NIPISSING**  
 DISTRICT OF NIPISSING



**CAUTION:**  
 THIS PLAN SHOWS ABOVE-GRADE FEATURES ONLY. NO UNDERGROUND UTILITIES OR SUBSURFACE FEATURES WERE SEARCHED FOR. LOCATES MUST BE CONDUCTED PRIOR TO ANY ON-SITE EXCAVATION.

**INTEGRATION DETAILS:**  
 OBSERVED REFERENCE POINTS (ORP'S): DERIVED FROM PRECISE POINT POSITIONING SERVICE (PPP); UTM ZONE 17 NORTH, NAD 83 (CSRS) (2020.6) CO-ORDINATES TO URBAN ACCURACY AS PER SECTION 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
O.R.P. "A"	5,135,826.678	581,797.806
O.R.P. "B"	5,135,782.919	581,840.219

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**LEGEND:**

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- 1663 GOODRIDGE GOULET PLANNING AND SURVEYING LTD., OLS OR PREDECESSOR COMPANY
- NEF NO EVIDENCE FOUND
- O/U ORIGIN UNKNOWN
- P PLAN 36R-13254
- P1 PLAN 36R-11795
- P2 REGISTERED PLAN M-35
- M MEASURED
- S SET
- UP UTILITY POLE
- AN ANCHOR
- OVERHEAD UTILITY LINES
- MH MANHOLE
- CB CATCH BASIN

**METRIC:**  
 DISTANCES, ELEVATIONS AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**GRID SCALE CONVERSION:**  
 DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99965502

**ELEVATIONS:**  
 ELEVATIONS SHOWN HEREON ARE OF GEODETIC ORIGIN (ORTHOMETRIC HEIGHT, CGVD25, HTVD) (EPDCH TRANSFORMATION USING VELOCITY GRID NAD83-2011) AND HAVE BEEN DERIVED FROM GPS STATIC POINT POSITIONING POST-PROCESSED USING THE NRCAN PRECISE POINT POSITIONING SERVICE (PPP).

**BEARING NOTE:**  
 BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM RTK GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81° WEST LONGITUDE OF THE UTM SYSTEM, NAD83 (CSRS) (2020.6) ZONE 17 NORTH.  
 A CLOCKWISE ROTATION HAS BEEN APPLIED TO CONVERT ASTRONOMIC BEARINGS ON UNDERLYING PLANS TO UTM GRID BEARINGS AND HAS BEEN CALCULATED IN ACCORDANCE WITH THE FOLLOWING FORMULA:  
 $ROTATION = 32.39 \times DISTANCE \text{ FROM CENTRAL MERIDIAN (km)} \times \tan(LATITUDE) / 3600$   
 $= 32.39 \times 81.904468 \times \tan(46^{\circ}22'17.49813") / 3600$   
 $= 0'46"25"$

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**NOTE:**  
 LOT 22 SUBJECT TO EASEMENT BS101112 OVER PARTS 26 AND 27, PLAN 36R-13254  
 LOT 22 SUBJECT TO EASEMENT BS101114 AND BS117527 OVER PARTS 27 AND 70, PLAN 36R-13254  
 LOT 21 SUBJECT TO EASEMENT BS101112 OVER PARTS 21 AND 22, PLAN 36R-13254  
 LOT 21 SUBJECT TO EASEMENT BS101114 AND BS117527 OVER PARTS 22 AND 71, PLAN 36R-13254  
 LOT 20 SUBJECT TO EASEMENT BS101114 OVER PART 72, PLAN 36R-13254  
 LOT 19 SUBJECT TO EASEMENT BS101114 OVER PART 73, PLAN 36R-13254  
 LOT 18 SUBJECT TO EASEMENT BS101114 OVER PART 74, PLAN 36R-13254

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:

- 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.
- THE SURVEY WAS COMPLETED ON THE 30th DAY OF MAY 2023.

JUNE XX, 2023 PAUL GOODRIDGE  
ONTARIO LAND SURVEYOR

**GOODRIDGE GOULET  
 PLANNING & SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS  
 UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5  
 705-493-1770 paul.goodridge@ggplsld.com  
 705-493-7974 don.goulet@ggplsld.com

PLAN	FIELD	OFFICE	FILE
1593-23_Tp1.DWG	A.D.	M. HARRD	1593-23

