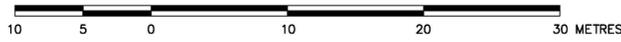


**SITE PLAN OF
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF LOT 33, CONCESSION 3 AND
PART OF LOTS 44 & 45, REGISTRAR'S COMPILED PLAN No. 1896
GEOGRAPHIC TOWNSHIP OF HERSCHEL
NOW IN THE MUNICIPALITY OF
HASTINGS HIGHLANDS
COUNTY OF HASTINGS**

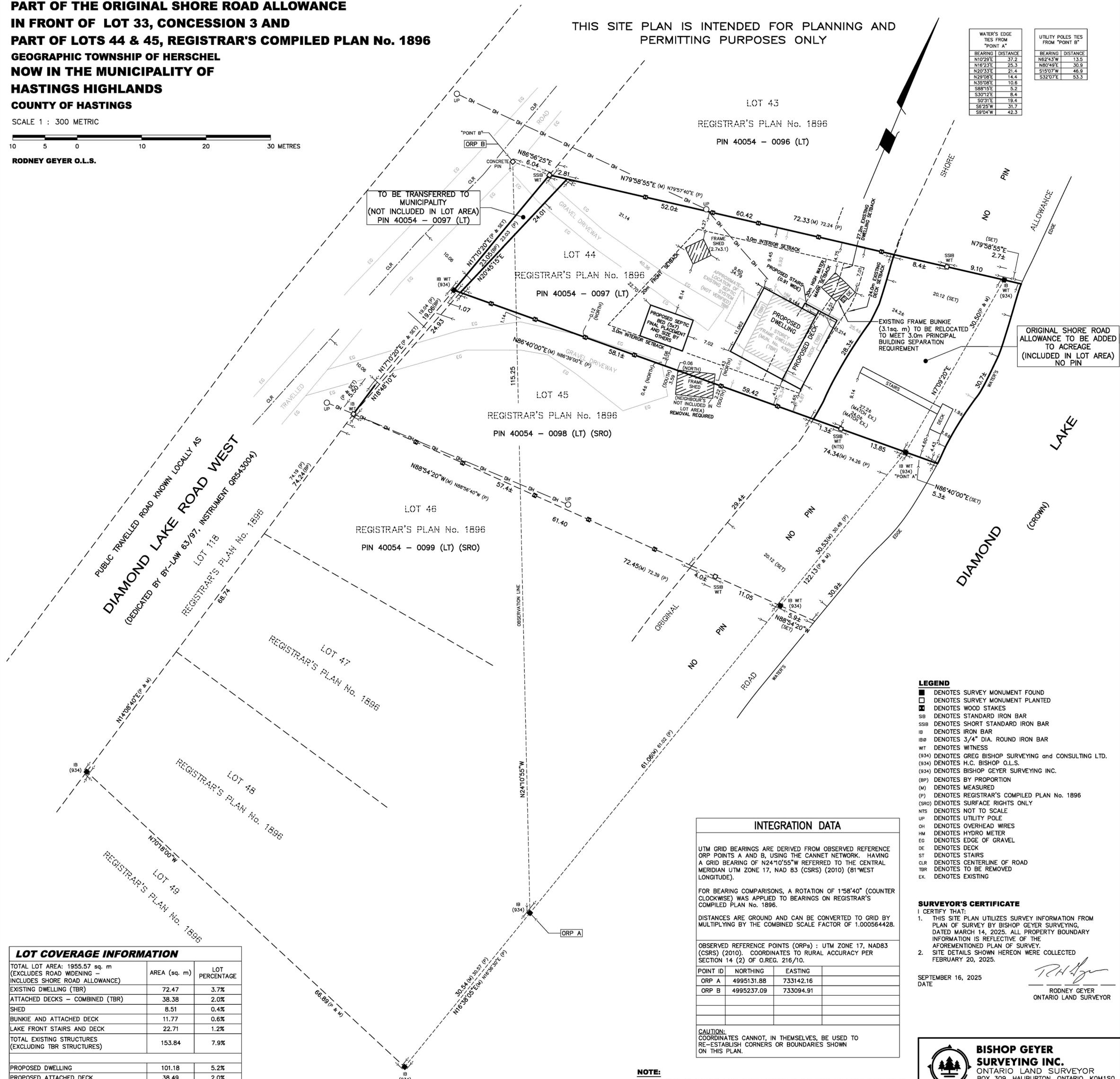
SCALE 1 : 300 METRIC



RODNEY GEYER O.L.S.

THIS SITE PLAN IS INTENDED FOR PLANNING AND PERMITTING PURPOSES ONLY

WATER'S EDGE TIES FROM "POINT A"		UTILITY POLES TIES FROM "POINT B"	
BEARING	DISTANCE	BEARING	DISTANCE
N10°29'E	37.2	N62°43'W	13.5
N16°23'E	25.3	N80°49'E	30.9
N20°33'E	21.4	S15°07'W	46.9
N29°08'E	14.4	S88°15'E	5.2
N35°08'E	10.6	S30°12'E	8.4
S88°15'E	5.2	S0°31'E	19.4
S30°12'E	8.4	S6°25'W	31.7
S0°31'E	19.4	S9°04'W	42.3
S6°25'W	31.7		
S9°04'W	42.3		



TO BE TRANSFERRED TO MUNICIPALITY (NOT INCLUDED IN LOT AREA) PIN 40054 - 0097 (LT)

ORIGINAL SHORE ROAD ALLOWANCE TO BE ADDED TO ACREAGE (INCLUDED IN LOT AREA) NO PIN

PUBLIC TRAVELLED ROAD KNOWN LOCALLY AS
DIAMOND LAKE ROAD WEST
(DEDICATED BY BY-LAW 83/97, INSTRUMENT QR343004)
LOT 118
REGISTRAR'S PLAN No. 1896
88-74

LOT COVERAGE INFORMATION		
	AREA (sq. m)	LOT PERCENTAGE
TOTAL LOT AREA: 1955.57 sq. m (EXCLUDES ROAD WIDENING - INCLUDES SHORE ROAD ALLOWANCE)		
EXISTING DWELLING (TBR)	72.47	3.7%
ATTACHED DECKS - COMBINED (TBR)	38.38	2.0%
SHED	8.51	0.4%
BUNKIE AND ATTACHED DECK	11.77	0.6%
LAKE FRONT STAIRS AND DECK	22.71	1.2%
TOTAL EXISTING STRUCTURES (EXCLUDING TBR STRUCTURES)	153.84	7.9%
PROPOSED DWELLING	101.18	5.2%
PROPOSED ATTACHED DECK	38.49	2.0%
TOTAL STRUCTURE AREA (PROPOSED AND EXISTING TO REMAIN)	182.66	9.3%

INTEGRATION DATA		
UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE ORP POINTS A AND B, USING THE CANNET NETWORK. HAVING A GRID BEARING OF N24°10'55"W REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 17, NAD 83 (CSRS) (2010) (81° WEST LONGITUDE).		
FOR BEARING COMPARISONS, A ROTATION OF 1°58'40" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON REGISTRAR'S COMPILED PLAN No. 1896.		
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000564428.		
OBSERVED REFERENCE POINTS (ORPs) : UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10.		
POINT ID	NORTHING	EASTING
ORP A	4995131.88	733142.16
ORP B	4995237.09	733094.91
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - ▣ DENOTES WOOD STAKES
 - SSIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IBØ DENOTES 3/4" DIA. ROUND IRON BAR
 - WT DENOTES WITNESS
 - (934) DENOTES GREG BISHOP SURVEYING AND CONSULTING LTD.
 - (934) DENOTES H.C. BISHOP O.L.S.
 - (934) DENOTES BISHOP GEYER SURVEYING INC.
 - (BP) DENOTES BY PROPORTION
 - (M) DENOTES MEASURED
 - (P) DENOTES REGISTRAR'S COMPILED PLAN No. 1896
 - (SRO) DENOTES SURFACE RIGHTS ONLY
 - NTS DENOTES NOT TO SCALE
 - UP DENOTES UTILITY POLE
 - OH DENOTES OVERHEAD WIRES
 - HM DENOTES HYDRO METER
 - EG DENOTES EDGE OF GRAVEL
 - DE DENOTES DECK
 - ST DENOTES STAIRS
 - CLR DENOTES CENTERLINE OF ROAD
 - TBR DENOTES TO BE REMOVED
 - EX. DENOTES EXISTING

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SITE PLAN UTILIZES SURVEY INFORMATION FROM PLAN OF SURVEY BY BISHOP GEYER SURVEYING, DATED MARCH 14, 2025. ALL PROPERTY BOUNDARY INFORMATION IS REFLECTIVE OF THE AFOREMENTIONED PLAN OF SURVEY.
2. SITE DETAILS SHOWN HEREON WERE COLLECTED FEBRUARY 20, 2025.

SEPTEMBER 16, 2025
DATE

Rodney Geyer
RODNEY GEYER
ONTARIO LAND SURVEYOR

NOTE:
WATER'S EDGE OF DIAMOND LAKE SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF HERSCHEL.

BISHOP GEYER SURVEYING INC.
ONTARIO LAND SURVEYOR
BOX 309, HALBURTON, ONTARIO, K0M1S0
PHONE (705) 457 - 2811

CHECKED BY:	DRAWN BY:	REV. DATE:	W.O.:	REV.:
RG	AG	SEPTEMBER 16, 2025	2024-49-SP1	B