

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOT 3, CONCESSION 13 AND
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF LOT 3, CONCESSION 13
(CLOSED BY BY-LAW 02-38, H244563)
GEOGRAPHIC TOWNSHIP OF SNOWDON
TOWNSHIP OF MINDEN HILLS
COUNTY OF HALIBURTON

SCALE 1 : 300 METRIC

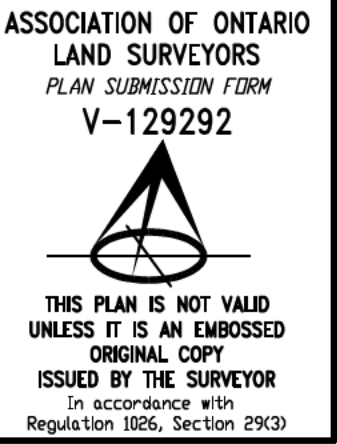
RODNEY H. GEYER O.L.S.

BEARING NOTE:
BEARINGS ARE ASTRONOMIC, DERIVED FROM THE WESTERLY LIMIT OF PLAN 19R-3467 HAVING A BEARING OF N21°56'30"W AS SHOWN THEREON.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - ▣ DENOTES WOOD STAKES
 - ▤ DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IBØ DENOTES 3/4" DIA. ROUND IRON BAR
 - WIT DENOTES WITNESS
 - (334) DENOTES GREG BISHOP SURVEYING and CONSULTING LTD.
 - (334) DENOTES H.C. BISHOP O.L.S.
 - (334) DENOTES BISHOP GEYER SURVEYING INC.
 - (1106) DENOTES M.D. BROWN O.L.S.
 - (0465) DENOTES DEARDEN & STANTON O.L.S.
 - (M) DENOTES MEASURED
 - (P) DENOTES PLAN 19R-3467
 - (P1) DENOTES PLAN 19R-8085
 - (P2) DENOTES PLAN 19R-5046
 - 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
 - BP DENOTES BELL PEDESTAL

WATER'S EDGE TIES FROM "POINT A"	
BEARING	DISTANCE
N88°13'W	44.8
N84°46'W	36.5
N83°07'W	34.5
N76°27'W	25.1
N70°30'W	21.5
N67°28'W	20.0
N67°28'W	17.9
N44°26'W	12.0
N15°28'E	10.3

UTILITY POLES TIES FROM "POINT B"	
BEARING	DISTANCE
S72°41'W	41.8
S17°46'E	4.3
N86°14'E	40.1



PART 2 - SURVEY REPORT

THIS PLAN WAS PREPARED FOR RHONDA LYNN MULCAHY
AND THOMAS PAUL MULCAHY
PIN 39217 - 0227 (LT)

- PLEASE NOTE THE LOCATION OF ALL BUILDINGS, DECKS, STAIRS, OVERHEAD TRANSMISSION LINES, EDGE OF GRAVEL OUTLINING TRAVELLED ROAD KNOWN LOCALLY AS HAMILTON ROAD, EDGE OF GRAVEL DRIVEWAY, CONCRETE WELL, AND ROW OF PINE & CEDAR TREES.
- REGISTERED EASEMENTS AND / OR RIGHT OF WAYS: SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY AS IN H277320 AND SUBJECT TO EASEMENT AS IN SN2482 & SN2511.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

NOTE:
BUILDING TIES SHOWN HEREON ARE TO THE FRAME SIDING UNLESS NOTED OTHERWISE.

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

THIS REPORT WAS PREPARED FOR RHONDA LYNN MULCAHY AND THOMAS PAUL MULCAHY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES IN FUTURE TRANSACTIONS.

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SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 15th DAY OF APRIL, 2026.

MAY 15, 2026
DATE

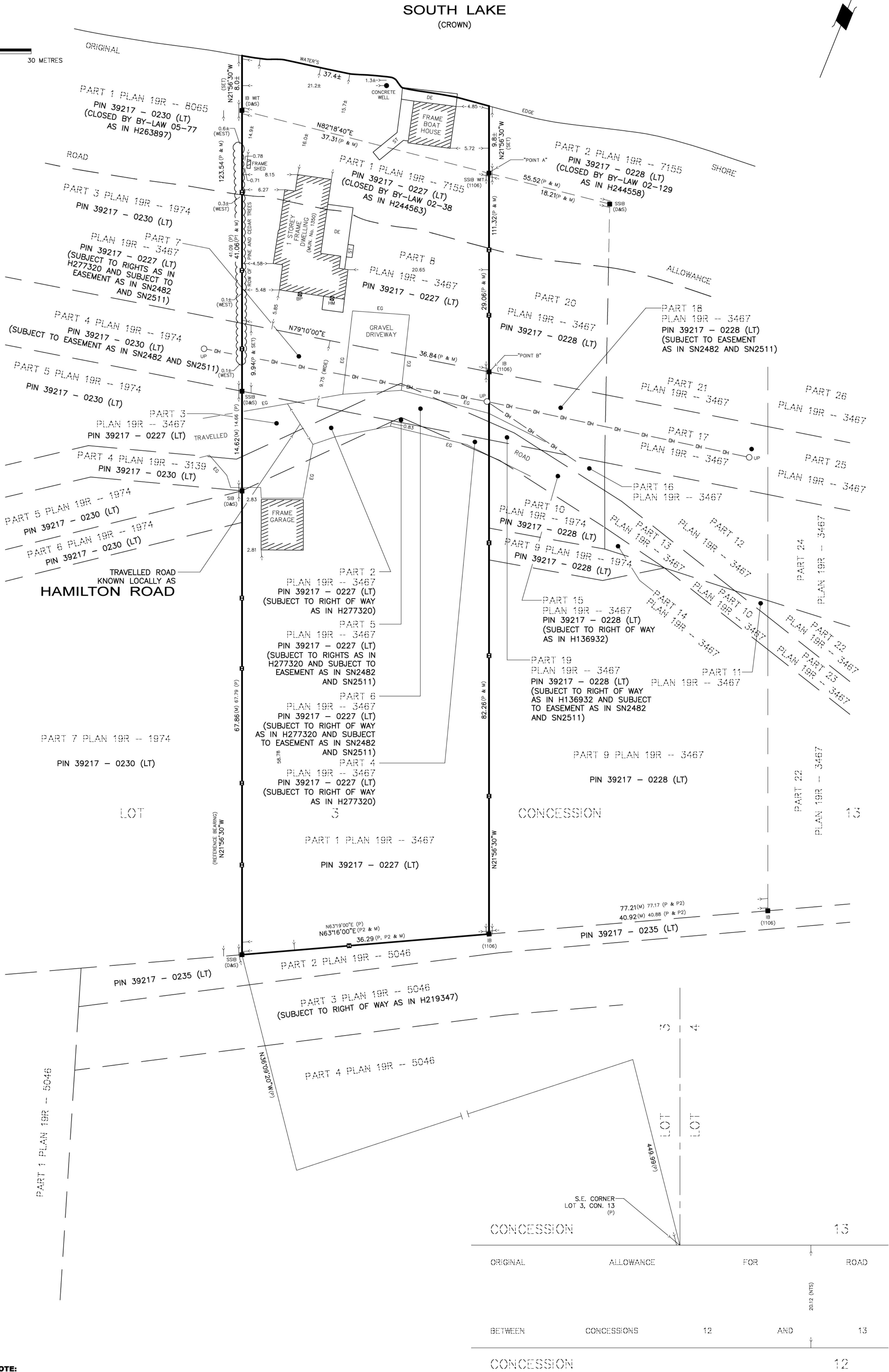
RODNEY H. GEYER
ONTARIO LAND SURVEYOR

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

CHECKED BY: RG DRAWN BY: AW REV. DATE: MAY 15, 2026 W.O.: 2026-52-S1 REV.: A



NOTE:
THE WATER'S EDGE OF SOUTH LAKE AS SHOWN ON THIS PLAN HAS BEEN ESTABLISHED BY SURVEY AND THE WATER'S EDGE HAS BEEN ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THIS LIMIT. ANY CHANGE FROM THE POSITION OF THIS LIMIT AS SHOWN ON PLAN 19R-7155 AND THE ORIGINAL SURVEY OF THE TOWNSHIP OF SNOWDON WOULD APPEAR TO BE THE RESULT OF NORMAL AND GRADUAL FLUCTUATIONS IN THE LIMIT OF SOUTH LAKE.

**PART 1
PLAN OF SURVEY OF
EAST END OF LOT 3, CONCESSION 13 AND
EAST END OF THE ORIGINAL SHORE ROAD ALLOWANCE
FRONT OF LOT 3, CONCESSION 13
CLOSED BY BY-LAW 02-38, H244563)
MUNICIPALITY OF SNOWDON
MUNICIPALITY OF MINDEN HILLS
COUNTY OF HALIBURTON**

DENOTES SURVEY MONUMENT FOUND
 DENOTES SURVEY MONUMENT PLANTED
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 DENOTES STAIRS
 DENOTES BILL PEDESTAL

Proposed:
Dwelling: 173.54 sq m (1868 sq ft)
Deck: 78.22 sq m (842 sq ft)
Steel Barn: 162.58 sq m (1750 sq ft)

TRAVELLED ROAD
KNOWN LOCALLY AS
HAMILTON ROAD

ASSOCIATION OF ONTARIO
LAND SURVEYORS
AN SUBMISSION FORM
V-129292



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
the Survey Act, Section 29(2)

1	DRAWN BY:	REV. DATE	W.D.	REV.
	AW	MAY 15, 2020	2010-52-SI	A

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