

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 11, 12, 13 AND 14
CONCESSION 15

TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
MILLER & URSO SURVEYING INC.

SCALE 1 : 1500



LAND USE ANALYSIS

LOT/BLOCK/UNIT	INTENDED USE	NO. OF UNITS	AREA (ACRES)
LOTS 1 TO 25		25	42.0759 Ha.
BLOCK 26	ZONED - RE SP TO BE ADDED TO PIN 49183-0023 (LT) AND PIN 49183-0024 (LT)	1	0.4215 Ha.
BLOCK 27	TO BE ADDED TO PIN 49183-0022 (LT)	1	0.2877 Ha.
BLOCK 28	TO BE ADDED TO PIN 49183-0020 (LT)	1	0.2928 Ha.
BLOCK 29	ZONED - O2, A	1	17.6508 Ha.
ROADS	ROAD		1.0623 Ha.

TOTAL	29	61.7258 Ha.
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ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17)
OF THE ONTARIO PLANNING ACT

- (A) AS CERTIFIED ON THE FACE OF THE PLAN
- (B) AS SHOWN ON THE FACE OF THE PLAN
- (C) AS SHOWN ON THE FACE OF THE PLAN
- (D) AS SHOWN ON THE FACE OF THE PLAN
- (E) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE LISTED IN THE LAND USE ANALYSIS.
- (F) NORTH - IS EAST - A SOUTH - A
- (G) AS SHOWN ON THE FACE OF THE PLAN
- (H) AS SHOWN ON THE FACE OF THE PLAN
- (I) THE PRIVATE WATER SYSTEM
- (J) THE NATURE AND PRIORITY OF THE SOIL IS SANDY LOAM
- (K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
 - MUNICIPAL SERVICES - GARBAGE, REFUSE, AMBULANCE
 - EMERGENCY SERVICES - POLICE, FIRE
 - SCHOOL SERVICES - SCHOOL BUS STOP
 - WATER SUPPLY - WATER, SEWER, TELEPHONE, CABLE, INTERNET
 - PUBLIC UTILITIES - ELECTRICITY, TELEPHONE, CABLE, INTERNET
- (L) THERE ARE EASEMENTS AFFECTING THE PROPERTY.
 - EASEMENT 1711070 BELL CANADA
 - EASEMENT 1710710 BELL CANADA
 - EASEMENT 1714055

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO
FEBRUARY 11th, 2019

ONTARIO LAND SURVEYOR
FOR: MILLER & URSO SURVEYING INC.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO

FEBRUARY 14, 2019

MARCEL DEAGNE (PRESIDENT)
I HAVE THE AUTHORITY TO BIND THE CORPORATION
REGISTERED OWNER OF PINS 49183-0671 (LT), 49183-0649 (LT),
0591 (LT), 49183-0674 (LT), 49183-0643 (LT), 49183-0644 (LT)
1851477 ONTARIO INC.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE NORTHERLY LIMIT OF PART 3, AS SHOWN ON DEPOSITED PLAN 36R-13921, HAVING A BEARING OF N66°16'55"E.

LEGEND	
■	DENOTES
SB	STANDARD IRON BAR
IB	IRON BAR
SSB	SHORT STANDARD IRON BAR
RPL	RIFLE PLUG
RIB	RIFLE IRON BAR
MU	MULLER IRON BAR
UD	UNDER IRON BAR
1028	1028 DENOTES
1018	1018 DENOTES
1683	1683 DENOTES
S44	S44 DENOTES
1187	1187 DENOTES
WIT	WIT DENOTES
CU	CUT DENOTES
OU	OUT DENOTES
788	788 DENOTES
FF	FOUND DENOTES
NO EVIDENCE FOUND	NO EVIDENCE FOUND

Miller & Urso Surveying Inc.

U.S.

CHECKED BY: R.D. MILLER	DRAWN BY: M.M. WINTERFELD	FIELD: K.M. R.S. S.D.	PLAN No: W.O. # 5264
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