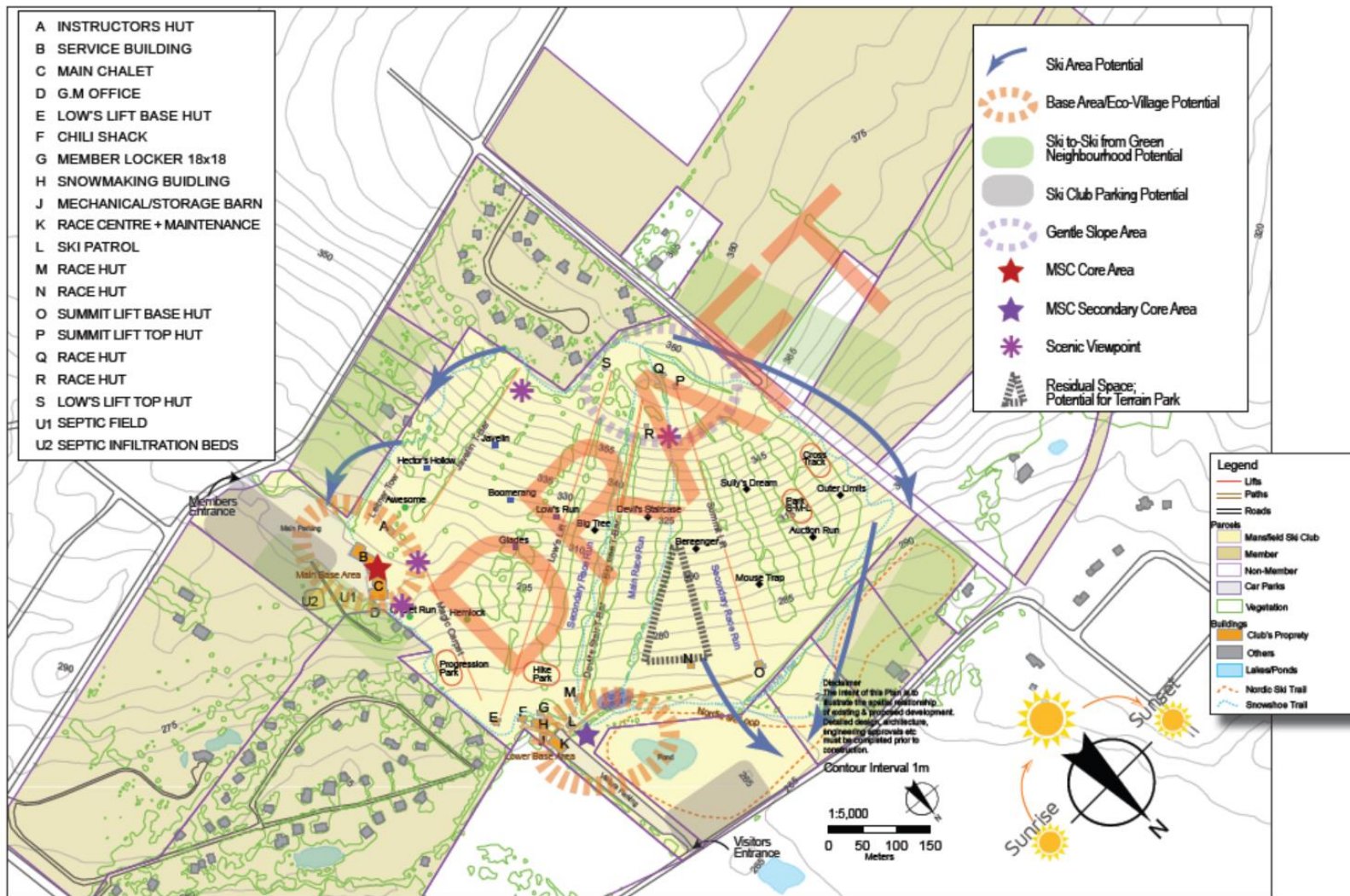


# Existing Conditions

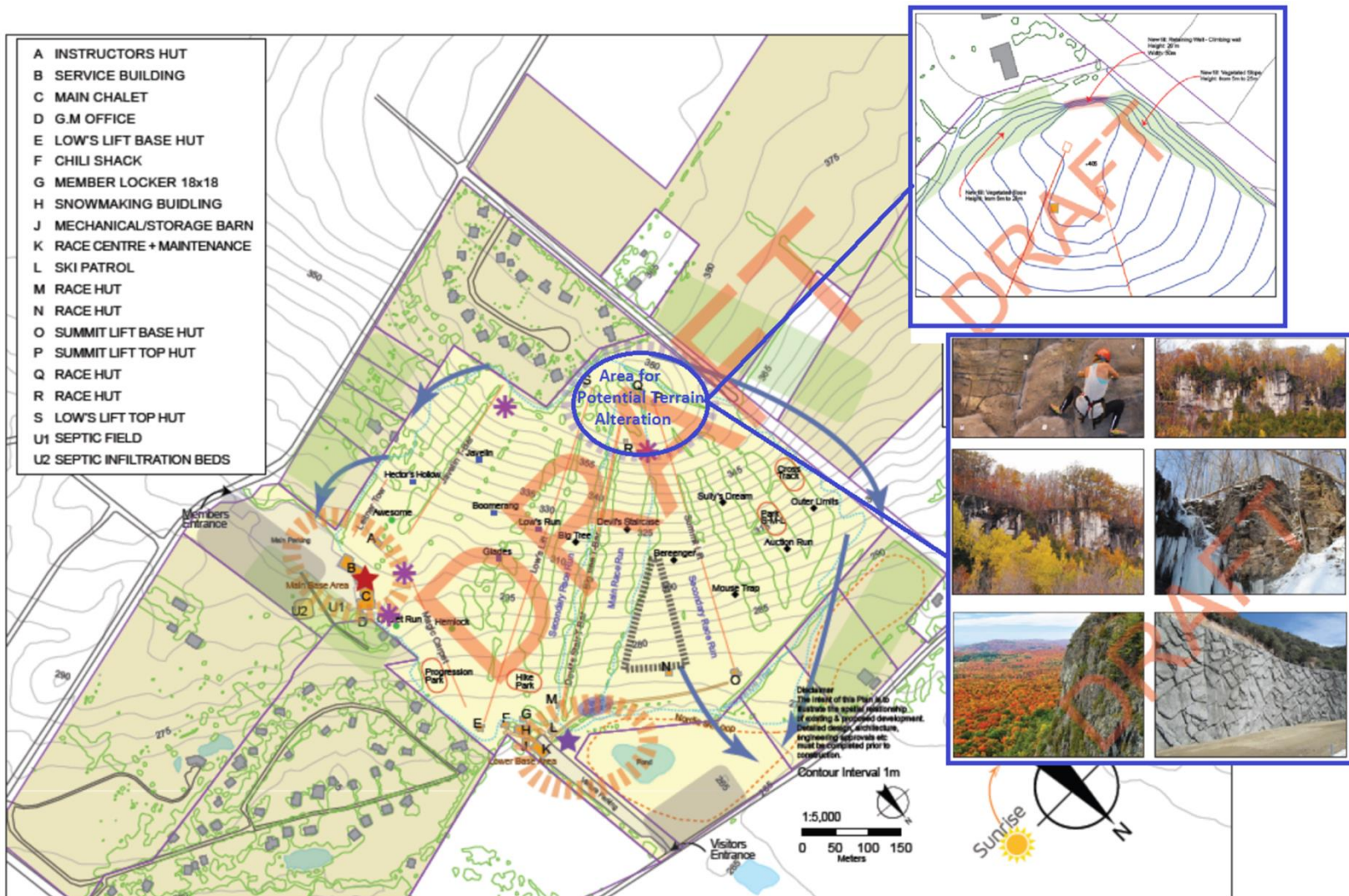




# Opportunities and Constraints







# Potential Terrain Improvements

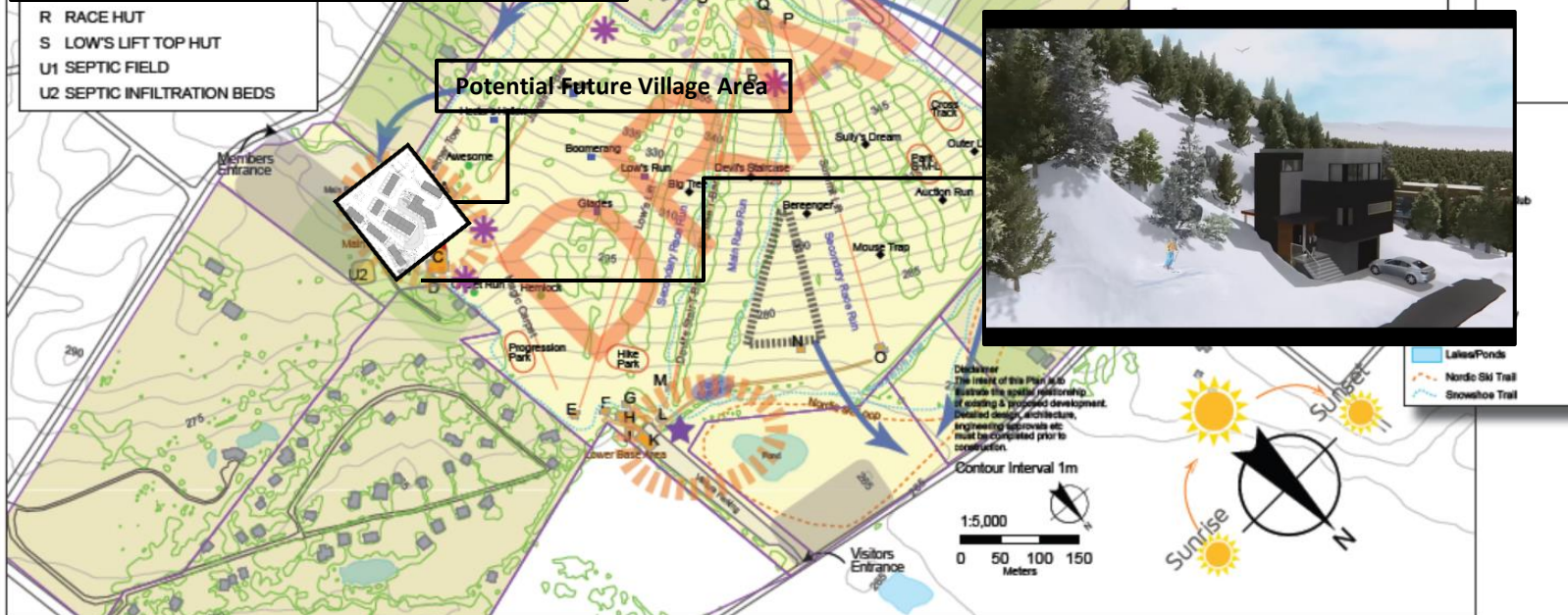






R RACE HUT  
S LOW'S LIFT TOP HUT  
U1 SEPTIC FIELD  
U2 SEPTIC INFILTRATION BEDS

Potential Future Village Area



One Valley View Close



Lakes/Ponds  
Nordic Ski Trail  
Snowshoe Trail

# Potential Bed Base Improvements



SURVEYOR'S  
REAL PROPERTY REPORT

PLAN OF SURVEY OF  
PART OF LOT 16  
CONCESSION 6 EAST OF HURONTARIO STREET  
TOWNSHIP OF MULMUR  
COUNTY OF DUFFERIN

SCALE 1: 200  
5 10 15 METRES  
RODNEY GEYER  
ONTARIO LAND SURVEYOR INC.

SURVEYOR'S REAL PROPERTY REPORT  
PART 2 - REPORT SUMMARY

**DESCRIPTION OF LAND:**  
- PART OF LOT 16, CONCESSION 6, E.H.S.  
TOWNSHIP OF MULMUR, COUNTY OF DUFFERIN  
**REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:**  
- SUBJECT TO MF124925, DC38561, MF216152  
MF20559 AND MF26327  
**COMPLIANCE WITH MUNICIPAL ZONING BY-LAW:**  
- NOT CERTIFIED BY THIS REPORT  
**ADDITIONAL REMARKS:**  
- NOTE FENCE LOCATIONS SHOWN HEREON  
THIS REPORT WAS PREPARED FOR MANSFIELD SKI CLUB  
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR  
USE BY OTHER PARTIES.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS  
A AND B BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED  
TO THE CENTRAL MERIDIAN 81°W, ZONE 17 BASED ON NAD 83 CSRS  
(1997 EPOCH).

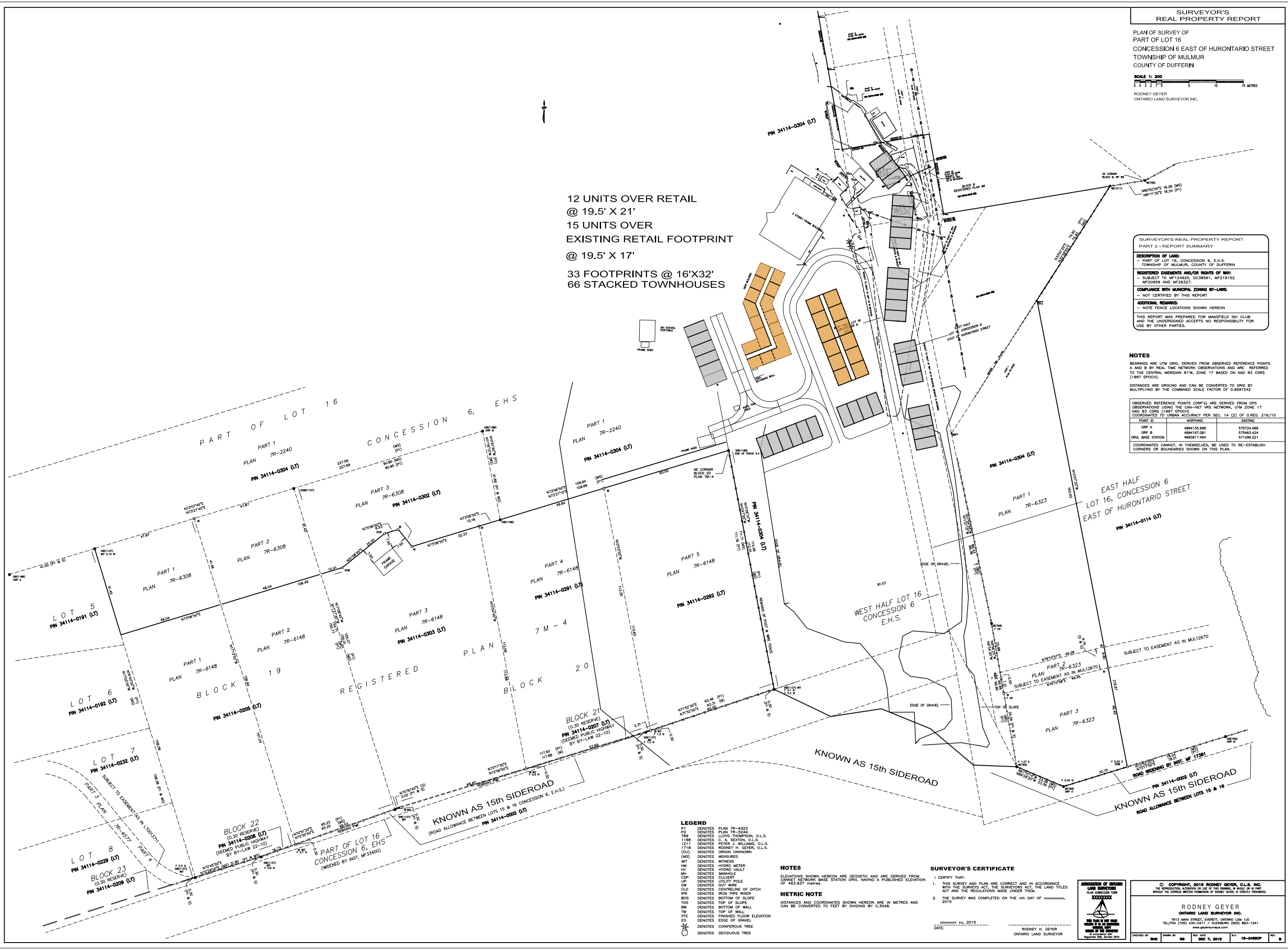
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997242

OBSERVED REFERENCE POINTS (ORP's) ARE DERIVED FROM GPS  
OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17  
NAD 83 CSRS (1997 EPOCH)

POINT ID	NORTHING	EASTING
ORP A	4894135.688	575724.089
ORP B	4894197.081	575463.424
ORP C	4893917.494	571296.221

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

12 UNITS OVER RETAIL  
@ 19.5' X 21'  
15 UNITS OVER  
EXISTING RETAIL FOOTPRINT  
@ 19.5' X 17'  
33 FOOTPRINTS @ 16'X32'  
66 STACKED TOWNHOUSES



- LEGEND**
- P1 DENOTES PLAN 7R-6323
  - P2 DENOTES PLAN 7R-6249
  - 769 DENOTES LLOYD THOMPSON, O.L.S.
  - 1188 DENOTES C. A. SEXTON, O.L.S.
  - 1211 DENOTES PETER J. WILLIAMS, O.L.S.
  - 1718 DENOTES RODNEY H. GEYER, O.L.S.
  - (OU) DENOTES ORIGIN UNKNOWN
  - (MS) DENOTES MEASURED
  - WIT DENOTES WITNESS
  - HM DENOTES HYDRO METER
  - HV DENOTES HYDRO VAULT
  - MH DENOTES MANHOLE
  - CSP DENOTES CULVERT
  - UP DENOTES UTILITY POLE
  - GW DENOTES GUY WIRE
  - OLD DENOTES CENTRELINE OF DITCH
  - IPR DENOTES IRON PIPE RISER
  - BOS DENOTES BOTTOM OF SLOPE
  - TOS DENOTES TOP OF SLOPE
  - BSW DENOTES BOTTOM OF WALL
  - TW DENOTES TOP OF WALL
  - FFE DENOTES FINISHED FLOOR ELEVATION
  - EO DENOTES EDGE OF GRAVEL
  - CO DENOTES CONIFEROUS TREE
  - DC DENOTES DECIDUOUS TREE

NOTES

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM  
CANMET NETWORK BASE STATION ORVL, HAVING A PUBLISHED ELEVATION  
OF 463.937 metres

METRIC NOTE

DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYOR'S ACT, THE LAND TITLES  
ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 16th DAY OF xxxxxxxx,  
2015.

xxxxxxx 2015  
DATE: \_\_\_\_\_  
RODNEY H. GEYER  
ONTARIO LAND SURVEYOR



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RODNEY GEYER  
ONTARIO LAND SURVEYOR INC.  
7913 MAIN STREET, ESBERT, ONTARIO L0M 1J0  
TEL/FAX: (705) 434-0411 / KLEINBURG (905) 893-1241  
www.roycegeyer.com

DRAWN BY: RHD  
CHECKED BY: RG  
REV. DATE: DEC 7, 2015  
REV. DATE: 15-2486CP  
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